

Blake Atkinson
80/172 McLeod Road
Te Atatu South
AUCKLAND 0610



Applicant	Blake Atkinson
LIM address	80/172 McLeod Road Te Atatu South
Application number	8270669756
Customer Reference	
Date issued	26-Mar-2026
Legal Description	UNIT 80 DP 407328
Record of Title	425801

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes:

- Information that must be included under section 44A(2) of the Local Government Official Information and Meetings Act 1987; and
- Other information concerning the land which Council considers, at its discretion, to be relevant. Such information is included under section 44A(3) of the Local Government Official Information and Meetings Act 1987.

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records do not indicate any legal or unauthorised building or works on the land that Council is not aware of.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose, and for sourcing other information held by the council or other bodies. It is the applicant's sole responsibility to determine the development potential of the land.

This LIM does not include documents relating to the property which may be available on the Council property file. A property file is available from Council upon request.

The applicant should check the current Record of Title for further information and obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

The information in this LIM is made available by Council in good faith and best efforts have been made to ensure the accuracy and completeness of information in this LIM.

s44A(2)(a) Natural Hazards

Important information about the Natural Hazards section

This section of the LIM identifies potential natural hazards known to Council but is not a comprehensive description - or risk assessment - of those natural hazards.

Council may hold further information related to natural hazards on the property file, and it is recommended that the applicant request the property file, in addition to this LIM.

The natural hazards outlined in this section do not take into account any interventions that may modify the natural hazard risks to this site. For example, a retaining wall may mitigate landslide risk or, if in poor condition, could exacerbate the risk.

The information in this section is based on regional studies, and may not account for site specific conditions. Applicants may need to undertake additional due diligence such as obtaining professional advice to fully understand the site's potential hazards and any corresponding risks.

Landslides

Landslides (also known as landslips, slippage and falling debris) refers to the downslope movement of a mass of earth, rock or debris under the influence of gravity.

Tāmaki Makaurau / Auckland is susceptible to landslides due to a combination of steep topography, subtropical climate and the underlying geology. Landslides are often triggered by intense or prolonged rainfall, which are likely to increase with the effects of climate change. Other events that can trigger landslides are earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks.

It is not possible for Auckland Council to identify all potential or actual landslides. The absence of landslide information does not necessarily mean that there is no landslide risk.

This section does not identify any property interventions that may mitigate the risk of land instability. Reference to geotechnical reports (if any) directly relating to this property, which may have been prepared by third parties and submitted as part of a regulatory process or otherwise, may be found under the LIM heading “**S44A(2)(aa) - Soil Issues**”.

i. Landslide inventory

Information about this site

This LIM includes a map entitled “**Natural Hazards - Landslides - Landslide Inventory**”, which if a landslide has been mapped displays information about the following features of a landslides:

- Centre of Evacuation - centre of the source area of a landslide
- Damaged structure (point, line or polygon)
- Sinkhole
- Crown
- Ground cracking
- Primary debris trail
- Scrap
- Debris area

- Hummocky ground
- Landslide area
- Source area

Landslide Inventory maps are included on all LIMs, whether or not the site is affected by a landslide.

Background information and explanation

The New Zealand Open Landslides Database records known and verified landslide events, based on data submitted by registered contributors such as Professional Engineering Geologists. The level of detail for each landslide may vary from a single point to detailed mapping.

The information on this map is indicative only. It is not a complete inventory of all landslides. It does not indicate the risk or potential future hazard posed by any landslide.

Further information about the New Zealand Open Landslides Database may be found at this link: <http://landslides.nz/nz-landslides-database/> .

Find out more

Other sources of information about past landslides include the Earth Sciences New Zealand Landslides Database, the Natural Hazards Commission Claims Map and the property file.

ii. Landslide susceptibility (shallow and large-scale landslides)

Information about this site

This LIM includes two maps which indicate landslide susceptibility in relation to this property and its surrounds. These maps are included on all LIMs, whether or not the site is affected by a landslide.

There is one map for shallow landslides, titled “**Natural Hazards – Landslides – Shallow Landslide Susceptibility**”, which affect the top few metres of soil, usually on steeper slopes or in gullies; and one map for large scale landslides titled “**Natural Hazards – Landslides – Large Scale Landslide Susceptibility**”, which cover a bigger area of the hillslope and can affect deeper layers of soil.

Background information and explanation

Landslide susceptibility is the relative likelihood of future landsliding occurring based on underlying properties, compared with surrounding areas. It does not indicate the size or frequency of potential landslides, or the potential for landslides to cause any damage or loss.

These maps are a generalisation of available data, and do not represent site specific assessment. They are not intended to be viewed or relied upon on at a property-level scale. These maps provide a starting point to identify if it is appropriate to engage specialists to assess the risk at a more detailed level. However, they shouldn't be taken as showing a confirmed problem without more detailed assessment because they rely on data like geological maps which are not always accurate at a site-specific level.

These maps are based on a regional study, detailed below.

Title:	Auckland region landslide susceptibility assessment May 2025
Date:	May 2025
Prepared by:	Auckland Council and WSP
Prepared for:	Auckland Council

Purpose:	The purpose and outcomes of this analysis and mapping is to: Provide information and collective understanding on the distribution of landslide-susceptible areas across the region, so that this can be taken into consideration in proactive land use, growth and infrastructure planning. Help facilitate the development of district planning regulations to allow proactive management of the risks associated with development. Aid and enhance regional emergency response planning.
Scope:	Regional
Access details:	https://knowledgeauckland.org.nz/publications/auckland-region-landslide-susceptibility-assessment-may-2025/

Flooding

Flooding refers to when rain water submerges land that is usually dry.

Information about this site

This LIM includes a map entitled “**Natural Hazards - Flooding**”, which displays information about the following potential flood hazards in relation to this site:

- Flood plains
- Flood prone areas
- Flood sensitive areas
- Overland flow paths

The absence of flooding information on the maps does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

Auckland Council does not have information on flood sensitive areas for all of Auckland. This potential hazard will only be depicted if the information exists.

The Auckland Unitary Plan includes policies and rules relating to development and/or works within or adjacent to flood plains and overland flow paths. Any proposed development within a flood hazard area may require a flooding assessment to be provided by the applicant.

Background information and explanation

i. Flood Plains

The flood plains on the map indicate the area of land predicted to flood during a storm that has a 1% chance of occurring or being exceeded in a given year, also known as a 1-in-100-year flood event. Some areas within the flood plain will experience more frequent flooding, particularly lower-lying land.

Flood plains are generally determined by computer based hydrological and hydraulic modelling and include future development, as well as climate change projections of either 2.1 or 3.8 degrees Celsius, depending on the date when the flood plain was created.

Flood plains are updated on a rolling basis across the 233 stormwater catchments in the Auckland region, and are produced at the stormwater catchment or group of catchments level to reflect the best information and technology available when the model was produced. The Flood Viewer tool (www.aucklandcouncil.govt.nz/floodviewer) and Council Geomaps display the most up-to-date information.

ii. Flood Prone Areas

Flood prone areas are depressions or low lying areas where water can pool and get trapped when the stormwater outlet pipe is blocked, or when rainfall exceeds the capacity of the stormwater network. Flood prone areas can be part of the natural landscape or be created by infrastructure such as roads and railway embankments.

The frequency of flooding within a flood prone area depends on the upstream catchment area, the amount of rainfall, and the outlet capacity.

Flood prone areas are determined from analysis of a Digital Terrain Model (DTM), and include projected climate change of 2.1 degrees Celsius.

iii. Flood Sensitive Areas

Land that sits less than 500mm above an identified flood plain is considered to be a flood sensitive area.

iv. Overland Flowpaths

Overland flow paths refer to the route that water takes as it flows downhill through the landscape where there is no piped network, or the capacity of the piped network is exceeded. During heavy rainfall, water can move rapidly over land, creating temporary, fast flowing streams.

The lines on the map representing overland flow paths indicate the lowest point of the flow path. The lines only represent the presence of the flow path - not the width, or whether it splits (bifurcates). Expert advice may be needed to determine the width of overland flow paths likely to be experienced within any particular site.

Overland flow paths are based on analysis of a Digital Terrain Model derived from aerial laser surveying and are indicative only.

[Find out more](#)

More information about flooding may be found in the full property file, or the [Flood Viewer](#) and [GeoMaps](#) sites.

Coastal Erosion and Instability

Coastal erosion is the removal of the material forming the land due to natural processes such as waves and currents, resulting in the coastline moving inland over time. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion. Over time, climate change and sea level rise are likely to increase the coastal erosion and coastal instability hazards.

i. Areas susceptible to coastal instability and erosion (ASCIE)

[Information about this site](#)

This LIM includes a map entitled “**Natural Hazards - Coastal Erosion and Instability**”. This map is included on all LIMs, whether or not the site is affected by potential coastal erosion and instability.

[Background information and explanation](#)

Where applicable, the map shows lines that indicate any areas susceptible to coastal instability and erosion within the next 100 years.

The lines do not show the future position of the coast. They indicate the edge of the land area that might become unstable due to coastal erosion. The area between this line and the sea is considered susceptible to

erosion, or instability caused by coastal erosion.

The different lines represent different representative scenarios based on a combination of timeframes and projected sea level rise scenarios:

- 2130 (1.18 m of sea level rise Climate change scenario RCP8.5)
- 2130 (1.52 m of sea level rise Climate change scenario RCP8.5+)
- 2050 (0.28 m of sea level rise Climate change scenario RCP8.5)
- 2080 (0.55 m of sea level rise Climate change scenario RCP8.5)

The lines may not take into account local variability and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

The lines are based on data from a regional study detailed below.

Title:	Predicting Auckland's Exposure to Coastal Instability and Erosion
Date:	2020
Prepared by:	Tonkin and Taylor
Prepared for:	Auckland Council
Purpose:	To provide a detailed, technical overview of the methodologies and parameters applied in support of identifying areas susceptible to coastal erosion and instability.
Scope:	Regional
Access details:	https://www.knowledgeauckland.org.nz/publications/predicting-auckland-s-exposure-to-coastal-instability-and-erosion/

Title:	Coastal inundation from the sea-level rise in the Auckland region
Date:	2023
Prepared by:	NIWA
Prepared for:	Auckland Council
Purpose:	Identify changes in the extent of coastal inundation from sea-level rise through coastal inundation mapping for the entire Auckland region based on mean high water spring tide (MHWS) levels relative to present-day mean sea level, plus increments of relative sea-level rise (RSLR)
Scope:	Regional
Access details:	https://knowledgeauckland.org.nz/publications/coastal-inundation-from-sea-level-rise-in-the-auckland-region/

Coastal inundation

Coastal inundation is the flooding of normally dry, low-lying coastal land due to extreme high-water levels. Extreme sea levels can result from several processes including natural variations in tidal levels and storm surge caused by low atmospheric pressure. In areas of open coast, waves during certain conditions can also raise the effective sea level. Over time, with the ongoing impacts of climate change, relative high water levels will increase as a result of sea-level rise.

Information about this site

This LIM includes two maps entitled:

- **“Natural Hazards - Coastal Inundation”**, and
- **“Natural Hazards - Mean High Water Spring Tides”**

These maps are included on all LIMs, whether or not the site is affected by coastal inundation.

Background information and explanation

The Coastal Inundation map indicates the areas of land predicted to be inundated with sea water during a sustained coastal storm-tide flooding event that has a 1% chance of occurring or being exceeded in a given year. It also shows the extent of climate-change induced coastal flooding expected in 1m and 2m of projected sea level rise on top of storm-tide sea level events. Some areas may experience more frequent inundation.

The Mean High Water Spring Tides (MHWS) map shows the extents of tidal inundation expected in the future with sea level rise during high tides alone. It does not include waves or storm surges. The MHWS sea levels are the elevation of the high tide that is equalled or exceeded by only the highest 10% of all high tides. The map also shows the extent of climate-change induced tidal inundation expected in 1m and 2m of projected sea level rise.

The data in these maps is based on the report detailed below.

Title:	Auckland's Exposure to Coastal Inundation by Storm-tides and Waves
Date:	2020
Prepared by:	Part 1 - 3 NIWA Part 4 - DHI
Prepared for:	Auckland Council
Purpose:	To provide a detailed, technical overview of the methodologies and parameters applied in support of identifying areas susceptible to coastal inundation by storm tides, waves and sea-level rise.
Scope:	Regional
Access details:	https://www.aucklandcouncil.govt.nz/environment/what-we-do-to-help-environment/Documents/coastal-inundation-in-auckland.pdf

Earthquakes

An earthquake happens when built-up pressure under the ground is suddenly released along a crack in the Earth's surface, called a fault. This release causes the ground to shake. Earthquakes can lead to many effects, such as ground shaking, fault rupture, subsidence or lateral spreading, liquefaction (where certain soils under strong shaking lose strength and behave like liquids), landslides, rock falls and tsunamis.

In the Auckland region liquefaction vulnerability areas have been mapped.

i. ***Liquefaction vulnerability***

Soil liquefaction occurs when soil is transformed from a solid to a liquid state caused by rapid loading/shaking of the soil, e.g. during earthquake shaking. Liquefaction vulnerability refers to the potential damage to property that could arise from liquefaction.

It is not possible to identify all potential or actual liquefaction. The absence of information in this section does not necessarily indicate the absence of liquefaction risk.

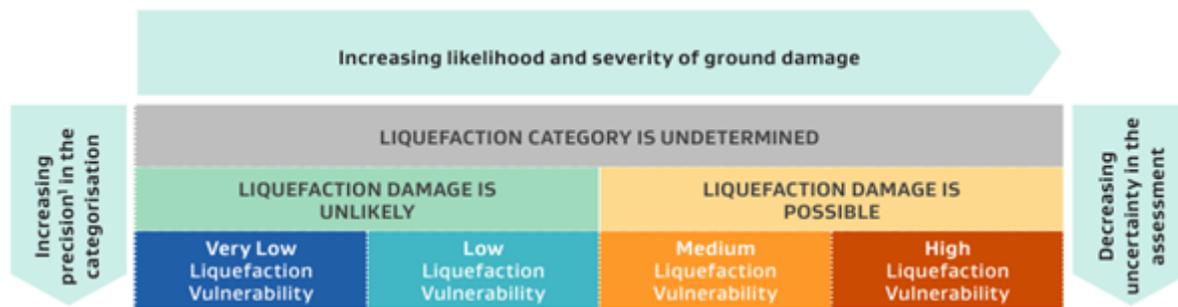
Information about this site

This LIM includes a map titled **“Natural Hazards - Liquefaction Level B Calibrated Assessment”**.

Background information and explanation

The Level B Calibrated Assessment includes high-level calibration of geological maps with available geotechnical data and topographical information in the region. A calibrated assessment provides a better understanding of liquefaction susceptibility for the mapped deposits and underlying ground profile. It can reduce the uncertainty in areas where existing information is sparse.

This assessment has been made at a broad scale across the Auckland region and is intended to approximately describe the typical range of liquefaction across neighbourhood-sized areas. It is not intended to precisely describe liquefaction at individual property scale. This information is general in nature, and more detailed site-specific liquefaction assessment will be required for some purposes (e.g. for design of building foundations).



The information in this map is based on the regional study described below.

Title:	Auckland Liquefaction Assessment
Date:	November 2021
Prepared by:	Auckland Council and University of Auckland
Prepared for:	Auckland Council
Purpose:	<p>The purpose and outcomes of this analysis and mapping is to:</p> <p>Provide information and collective understanding on the distribution of liquefaction vulnerability across the region, so that this can be taken into consideration in proactive land use, growth and infrastructure planning.</p> <p>Help facilitate the development of district planning regulations to allow proactive management of the risks associated with development.</p> <p>Aid and enhance regional emergency response planning.</p>
Scope:	Regional
Access details:	https://knowledgeauckland.org.nz/media/hcgdrqni/tr2021-19-auckland-liquefaction-assessment-and-liquefaction-vulnerability-maps.pdf

ii. Active faults

An active fault is a fault that has ruptured in the past, whose history indicates that is it likely to rupture again.

Information about this site

Council does not have information specific to this site about active faults.

Background information and explanation

An active fault creates a fault hazard risk. The level of that risk depends on the fault recurrence interval, fault complexity and nature of development. Active faults in New Zealand are defined as those that have ruptured and/or caused ground deformation during the last 125,000 years. Most of New Zealand's major active faults are mapped on small-scale geological maps (1:250,000 or 1:50,000 scale).

[Find out more](#)

Mapping by Earth Science New Zealand identify active faults in the Auckland area: Paerata, Pukekohe and Aka Aka Faults and two well-known faults, the Wairoa North and Wairoa South Faults, mark the edge of the Hunua Ranges. The active fault layers are visible at different scales depending on the data resolution. The complete limitations can be sourced from the Earth Sciences New Zealand website.

Severe wind

Severe winds are high-wind conditions, often associated with severe storms such as ex-tropical cyclones, mid-latitude storms and thunderstorms that have the potential to cause significant damage to property and may also pose a threat to life. In New Zealand, in the context of building design, an extreme wind is a wind gust which is strong enough to be dangerous for people, or cause significant damage to buildings and property. Winds this strong are expected to happen every 500 years or so. Wind events with return periods of more than 2 years usually cause some problems and might be regarded as extreme in contexts such as transmission line damage.

Severe winds differ from the wind zone classification information provided under “**S44(2)(aa) -Wind Zones**”, which is regulatory information used to inform building design and does not indicate risk or take into consideration future climate change.

[Information about this site](#)

Council does not have information specific to this site about severe wind.

[Find out more](#)

More information about the severe wind hazards is available on [the Auckland Emergency Management website](#) or the Earth Sciences New Zealand website.

Volcanic Activity

Volcanic activity is a significant hazard for Tāmaki Makaurau / Auckland. The urban centre of Tāmaki Makaurau / Auckland is built directly on the Auckland Volcanic Field (AVF). Although AVF volcanoes are relatively small and their eruptions infrequent, the potential consequences of a future eruption are particularly severe. The field is active, and future eruptions are more likely to occur in a new, unknown location rather than from any of the existing 54 cones. Tāmaki Makaurau / Auckland could also be affected by ash fall from far-field eruptions (e.g., the central North Island volcanoes). Numerous types of hazards may result from a volcanic eruption. The type and intensity of a given hazard will vary from volcano to volcano.

[Information about this site](#)

Council does not have information specific to this site about volcanic activity risks.

[Background information and explanation](#)

Potential volcanic activity is relevant to all sites in Tāmaki Makaurau / Auckland. While we cannot predict exactly where the next eruption of the Auckland Volcanic Field might occur, it is anticipated to be within the existing field extents. These range from Milford in the north to Manurewa in the south, and from Point

Chevalier in the west to Botany in the east.

[Find out more](#)

More information about the volcanic hazard is available on [the Auckland Emergency Management](#) website or the Determining Volcanic Risk in Auckland website.

Wildfire

Wildfire refers to any naturally caused or unplanned, human-caused fire that burns natural fuels (forest, grass, brush, etc.). The magnitude of a wildfire is determined by environmental factors such as weather (e.g. winds, temperature and humidity), topography, and fuels. The combination of these factors can enable a fire to spread and intensify rapidly, becoming uncontrolled for a period of time until appropriate resources and incident management are deployed, or until weather and/or fuel conditions change. Rural-urban interface (RUI) areas are more susceptible to wildfire due to the proximity of dense urban development to extensive flammable vegetation.

[Information about this site](#)

Council does not have information specific to this site about wildfire risks.

[Find out more](#)

More information about the wildfire hazard is available on [the Auckland Emergency Management](#) website or the Fire and Emergency New Zealand (FENZ) website.

Tsunami

Tsunami refers to a series of waves, typically created by sudden movement of the ocean floor as the result of submarine or coastal earthquakes, landslides (including underwater landslides) and offshore submarine volcanic eruptions. Tsunami may travel hundreds of kilometres an hour and pass by unnoticed at sea, but slow down and grow as they move to shallow water, causing significant damage when they reach land.

[Information about this site](#)

Whilst it is not possible to predict when or where a tsunami may occur, Council holds information on tsunami evacuation zones. This is available on [the Auckland Emergency Management](#) website.

[Background information and explanation](#)

A tsunami evacuation zone is an area that you may need to leave if you feel a long or strong earthquake, or if there is an official tsunami warning. In Auckland we have two types of tsunami zones - red, and yellow - based on the areas that can be affected in different sized tsunami.

[Find out more](#)

More information about preparing for a tsunami is available on [the Auckland Emergency Management](#) website.

Building Act 2004, section 73 notice: Building consent where land subject to natural hazard

[Information about this site](#)

There is no record of any notification by Council of a building consent relating to this site under:

- section 73 of the Building Act 2004; or
- in accordance with section 434 of the Building Act 2004, under section 36(2) of the Building Act 1991 or section 641A of the Local Government Act 1974.

Background information and explanation

Building consents may be issued on land subject to natural hazards, if the criteria in s72 of the Building Act 2004 apply. Under section 73, Council is required to notify the issue of building consents under s72 to the Registrar-General of Land. This notification is placed on the record of title for the property.

Council is not liable for issuing a building consent under s 72 on the grounds that it knew that the land was, or was likely to be, subject to damage from a natural hazard.

This also applies to in respect of entries made on a certificate of title under section 36(2) of the Building Act 1991 or section 641A of the Local Government Act 1974.

Find out more

Auckland Council may have incomplete records of any notifications made prior to 2004. It is strongly recommended that applicants check the record of title of the property for any notices placed on the title under the Building Act 2004 or its predecessors.

s44A(2)(aa) Information identifying any special feature or characteristics of the land

Soil Issues

This section contains information about soil issues or geotechnical characteristics relevant to this property. Regional information relating to landslips is contained in the Natural Hazard section of this LIM.

The property file will contain any soil or geotechnical reports submitted to Council as part of any resource or building consent applications for this property. Council does not validate the content of reports commissioned by other parties.

Description	Details
	<p>1.,,The Owner shall not carry out any earthworks or development nor place, erect, construct or permit to remain on any part of the land any buildings unless: (a),,The Owner has first obtained a site specific geotechnical investigation report from a registered Engineer experienced in Geomechanics who is familiar with the Auckland Council Code of Practice for City Infrastructure & Land Development and who has completed an investigation with respect to the soil characteristics and their influence on foundation conditions for building areas on the site with special reference to any restriction for the use thereof (“the Site Specific Report”); and ,(b),,All earthworks are carried out in accordance with the Site Specific Report under the supervision of a registered engineer experienced in geotechnical engineering and to the satisfaction of Auckland Council; and ,(c),,On completion of the works referred to herein, the Owner provides to Auckland Council the following: ,(i),,a final geotechnical certificate certified by the supervising registered engineer; and ,(ii),,as-built</p>

Geotechnical report required	plans showing the extent of any fill; and,, ,,,(ii),,a satisfactory geotechnical completion report, such report to highlight any particular stability or foundation requirements affecting any particular site which may require the registration of a Consent Notice on any particular Certificate of Title to give notice of stability issues or foundation requirements; ,(d),,All earthworks, development and construction has been carried out in accordance with: ,(i),,All reports or codes referred to herein where applicable; and ,(ii),,All specific design required referred to herein where applicable; and ,(iii),,To the entire satisfaction of the Auckland Council.**** 2. The owner shall not place, erect, construct or permit to remain on any part of the land any residential buildings unless the foundations of such residential buildings have been the subject of specific investigation and design by a registered engineer experienced in geomechanics who is familiar with the contents of the Soil & Rock Consultants Ltd geotechnical report dated 8th March 2000, reference 99588 (held in Council's records under SPW 21102) and all such construction is carried out in accordance with that design and to the satisfaction of the Auckland Council.
------------------------------	--

Site Contamination

Council does not have information specific to this site about land contamination.

Wind Zones

Wind Zone(s) for this property: Low wind speed of 32 m/s, Medium wind speed of 37 m/s, High wind speed of 44 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Exposure Zones

New Zealand Standard 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone D

High — Coastal areas with high risk of wind-blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets. The coastal area also includes all offshore islands including Waiheke Island, Great Barrier Island. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

For further information refer to NZS 3604:2011 Section 4 — Durability.

Special Features - General

Effective Date	Description	Details
04/08/2009	Fencing	a.,,The owner will be responsible for the cost of creating and/or maintaining and dividing fence between: (i) Any public reserve; or (ii) Any other land vested or to be vested in or occupied by the City; b.,,The owner will not erect or permit to be erected any dividing fence or replace any existing fence on any part of the abovementioned boundaries unless the fence or replacement fence is constructed with visually permeable materials.
04/08/2009	Miscellaneous feature	(1).. Right to convey water easement in Gross in favour of Council over area lettered C, K, L, N, O, P, Q, R & U on DP 402518*** (2)... Right to drain water easement in Gross in favour of Council over area lettered L, M, N, P, Q & T on DP 402518*** (3)... Recreational use easement over areas lettered I on LOT 2 DP 402518 and lettered H on LOT 4 DP402518

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

Effective Date	Description	Details
04/08/2009	Low flow water devices	The owner shall not place, erect, construct or permit to remain on any part of the land any residential buildings unless:- (a),,The construction of such residential buildings provide for the use of low flow water reduction measures which must include the following:- (i),,all taps over hand basins and all showerheads are of a type that limit the flow rate to 9 litres/minute or less; (ii),,all units/dwellings have showers; (iii),,all toilets are of a 6/3 litre dual flush type; (iv),,no in sink waste disposal units are installed; and (b),,Upon completion of construction of any residential buildings and/or alterations made to any existing habitable buildings the owner shall provide a written report from a registered plumber confirming that all measures mentioned above have been implemented; and (c),,All such buildings and/or alterations are constructed in accordance with the above requirements to the satisfaction of the Auckland Council
04/08/2009	Gravity flow	The owner shall not place, erect, construct or permit to remain on any part of the land any buildings unless the siting of such residential buildings allows for the gravitational flow of sanitary sewage from such buildings to the existing sewer main or unless, in the alternative, a domestic sewerage pumping station of a design and

		specification acceptable to the Auckland Council is installed to the satisfaction of the Auckland Council.
--	--	--

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

s44A(2)(c) Information relating to any rates owing in relation to the land

Billing Number/ Rate Account:	12341449403
Rates levied for the Year 2025/2026 :	\$2,617.52
Total rates to clear for the current year (including any arrears and postponed rates):	\$654.40

The rates figures are provided as at 8 a.m. 26/03/2026. It is strongly advised these are not used for settlement purposes.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

172 McLeod Road Te Atatu South

Application No.	Description	Decision	Decision Date
LUC-2004-2115	Land Use Consent Earthworks for retaining wall within 1m of a site.	Granted	11/11/2004
LUC-2000-280	Land Use Consent Develop land for retirement home	Lapsed	10/05/2005
LUC-2008-1281	Change of Condition (s127) S127 Change of consent Condition 13 for LUC-2006-221 re Accessway Width	Granted	24/09/2008

Subdivisions

172 McLeod Road Te Atatu South

Application No.	Description	Decision	Decision Date
SUB-2000-1880	Subdivision Consent 2 Lot Residential Subdivision	Granted	29/09/2000
SUB-2000-1657	Subdivision Consent 9 Lot Residential Subdivision-X/Ref 20001535	Granted	05/12/2000
SUB-2005-623	Subdivision Consent New application for sub RMA 20001657	Granted	29/07/2005
SUB-2005-1703	Subdivision Consent New approval (staged)	Granted	11/10/2005
SUB-2006-4300	Subdivision Consent Boundary adjustment and create extra lot	Granted	28/06/2007
SUB-2008-188	Subdivision Consent 132 Unit Title Development	Granted	09/05/2008
SUB-2006-4300	Subdivision survey plan ((s)223) LT 402518	Granted	03/06/2008
SUB-2006-4300	Subdivision completion cert ((s)224C) Boundary adjustment and create extra lot	Approved	06/08/2008
SUB-2008-188	Subdivision completion cert ((s)224C) 132 Unit title development	Approved	31/10/2008
SUB-2008-188	Subdivision survey plan ((s)223) Please note this is not s223 but 5(1)(g) certificate LT407328	Granted	19/12/2008

Engineering Approvals

172 McLeod Road Te Atatu South

Application No.	Description	Decision	Decision Date
SUB-2005-1670	Engineering Compliance Engineering Plan Approval - Stage 6	Approved	21/03/2005
SUB-2004-2019	Engineering Compliance Engineering Plan Approval (ABA20042088) E14630 Stage 2	Approved	21/03/2005
LUC-2006-221	Engineering Compliance Construct Stage Three Of Residential Development Being Another 132 Units - Residential In Working; Height/Boundary, Planting; Earthworks	Approved	21/09/2006
EWA-2008-238	Engineering Compliance The necessary new wastewater manhole and connection to connect to the required pipe bridge for the 148-166 McLeod Road (Saint Clair Park) Lot 3 Unit Title Development. Reference for Engineering approval 2006-0221, unit title subdivision 2008-0188, C/- Ottow Burke and Associates; and Cato Bolam Consultants as developers representative. This is to be located in the strip of land owned by Council for walkway purposes running between the properties at numbers 23 and 24 Cornwall Street, Te Atatu South. This strip of land is administered by WCC Transport Assets and it is common for drainage services to be placed within walkway strips.	Approved	20/10/2008
EWA-2009-378	Engineering Compliance Replacement of 7 non return valves for water meters	Approved	14/09/2009
EWA-2009-388	Engineering Compliance Installation of two non return valves units 76 and 74	Approved	16/09/2009

If there are any conditions, please refer to the Property File. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met. To obtain Resource Consent documents a Property File will need to be requested [How to order a property file \(aucklandcouncil.govt.nz\)](http://aucklandcouncil.govt.nz)

Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

Building

172 McLeod Road Te Atatu South

Application No.	Description	Issue Date	Status
-----------------	-------------	------------	--------

Application No.	Description	Issue Date	Status
COM-2003-2907	Demolish House And Small Factory (since removed)	19/08/2003	CCC Not Issued (See Note 3)
COM-2006-510	Demolish three sheds (since removed)	18/04/2006	CCC Not Issued (See Note 3)
COM-2006-4279	Block of 2 units (Group 1 - 2 storey terrace houses) Units 13 and 14	29/11/2007	CCC Issued 24/09/2008 (See Note 2)
COM-2006-4278	Block Of 5 Dwelling Units (3 Storey Terrace Houses) - Group 5 (Units 8, 9, 10, 11, 12)	03/12/2007	CCC Issued 19/09/2008 (See Note 2)
COM-2007-156	Block of 5 units and block of 2 units. no. 1 to 7 stage 2	13/02/2008	CCC Issued 09/10/2008 (See Note 2)
COM-2007-207	Stage 3, 4 units, numbers 15 to 18	27/02/2008	CCC Issued 03/10/2008 (See Note 2)
COM-2007-208	Stage 4, 4 Units, no.s 29-32	27/02/2008	CCC Issued 03/10/2008 (See Note 2)
COM-2008-414	Provision of 5 new unit, 3 storey building, on existing unit title development, units 24-28.	09/06/2008	CCC Issued 16/02/2009 (See Note 2)
COM-2008-575 COM-2008-575/A	Provision of 5 new units, 3 storey, as part of existing on-going unit title development. Unit 34 -38 Amendment: delete concrete masonry firewalls from decks, provide additional posts, provide timber balustrade and privacy screen. Decks need to maintain existing area. Ensure 300mm clearance between de	09/06/2008	CCC Issued 23/02/2009 (See Note 2)
COM-2008-407	Provision of 5 new units, 19-23, 3 storey building on existing unit title development. cat.2	30/06/2008	CCC Issued 09/04/2009 (See Note 2)
COM-2008-647	Provision Of 4 New Units, 2 Storeys Building Unit 39,40,41,42.	13/08/2008	CCC Issued 26/06/2009 (See Note 2)
COM-2007-12	New Pole Retaining Wall On Site Boundary	24/09/2008	CCC Issued 18/01/2010 (See Note 2)
COM-2007-13	New Pole Retaining Wall On Site Boundary	24/09/2008	CCC Issued 19/01/2010 (See Note 2)

Application No.	Description	Issue Date	Status
COM-2008-744 COM-2008-744/A	Provision of 2 new units 2 storey building. Units 48, 49. Group 15. Amendment: changes to carparking area in front of units, area is to be retained against existing block wall, the timber structures are to be deleted.	04/12/2008	CCC Issued 15/06/2009 (See Note 2)
COM-2008-1189 COM-2008-1189/A	Two new housekeeping units (3 storey, as group 21, units 234 and 235). Amendment - Roof construction for 2 units altered - lower level membrane roofs over stairwells removed, gable roofs increased to cover complete unit.	04/12/2008	CCC Issued 10/08/2009 (See Note 2)
COM-2008-1190	Four new housekeeping units (3 storey, as group 24 unit numbers. 224, 225, 226, and 227).	04/12/2008	CCC Issued 15/07/2009 (See Note 2)
COM-2008-1237 COM-2008-1237/A	Construct 13 new residential housekeeping units (3 Storey, as group 30 units 184 -196) Amendment: Deck construction revised to allow better access to garage- concrete masonry walls to ground floor no longer retaining. Revised bracing to first floor level-other minor changes clouded on d	04/12/2008	CCC Issued 04/09/2009 (See Note 2)
COM-2008-918 COM-2008-918/A	Provision of 2 new units, 3 storey (Unit 228 and 229). Group 23. Amendment. Roof construction of 2 units altered, the lower level membrane roofs over the stairwells removed, gable roofs increased to cover complete unit. Second storey windows changed. Concrete mas	04/12/2008	CCC Issued 15/07/2009 (See Note 2)
COM-2008-660	Provision of 1 new unit, 2 storey of the development - Unit 33.	04/12/2008	CCC Issued 23/06/2009 (See Note 2)
COM-2008-745 COM-2008-745/A	Provision of 5 new units, 2 storey building. Units 66, 67, 68, 69, 70. As group 19. Amendment - Alteration of the roof construction for group of 5 units being lower level membrane roofs over stairwells removed. Gable roofs increased to cover complete unit.	18/12/2008	CCC Issued 17/06/2009 (See Note 2)
COM-2008-759 COM-2008-759/A	Provision of 6 new units, 3 storey building, unit 60 to 65 as group 18 of the unit title development. Amendment: Roof construction for group of 6 units altered. Lower level membrane roofs over stairwells removed. Gable roofs increased to cover complete unit.	18/12/2008	CCC Issued 29/06/2009 (See Note 2)
COM-2008-772 COM-2008-772/A	Provision of 5 new units, 3 storey building unit 50- unit 54, as group 16. Amendment. Roof construction for 5 units has been altered, the lower level membrane roofs over stairwells have been removed, the gable roofs have been increased to cover the complete unit.	18/12/2008	CCC Issued 05/06/2009 (See Note 2)

Application No.	Description	Issue Date	Status
COM-2008-774 COM-2008-774/A	Provision of 5 new units, 3 storey building, unit 55 - 59 , as group 17. Amendment: Revised roof construction - Lower membrane roof, removed over stairwells. Now gable roof cover each complete unit	18/12/2008	CCC Issued 25/05/2009 (See Note 2)
COM-2008-819	Provision of 5 new, 3 storey units. Units 43- 47 as group 11.	18/12/2008	CCC Issued 28/04/2009 (See Note 2)
COM-2008-1432	Proposed 4 new units, 3 storey as Group 22. Units 230 - 233.	27/01/2009	CCC Issued 06/08/2009 (See Note 2)
COM-2008-909 COM-2008-909/A	Provision of 5 new units, 3 storey. Unit 197- Unit 201, as group 29. Amendment - Alter roof construction for group of 5 units - lower level membrane roofs over stairwells removed - gable roofs increased to cover complete unit.	04/02/2009	CCC Issued 25/08/2009 (See Note 2)
COM-2008-1430 COM-2008-1430/A	Proposed 4 new units, 3 storey building, Group 28, Units 202 -205. Amendment. Roof construction for 4 units (202-205) has been altered, lower level membrane roofs over stairwells have been removed. Gable roofs have been increased to cover complete unit.	04/02/2009	CCC Issued 16/07/2009 (See Note 2)
COM-2008-1814	Construction of block of 10 three level units (Group 20 - units 71-80).	18/03/2009	CCC Issued 25/09/2009 (See Note 2)
COM-2008-1307 COM-2008-1307/A	Construct seven new residential housekeeping units (3 storey building, Group 26, Units 214 - 220) Amendment - Add 2 x 1600 x 600 windows to north east elevation, adjust bracing to suit. New windows to unit 214	19/03/2009	CCC Issued 16/09/2009 (See Note 2)
COM-2008-1329 COM-2008-1329/A	Construct three new residential housekeeping units (3 storey building, Group 25, Units 221 - 223). Amendment: Roof construction altered, lower level membrane roofs over the stairwell removed, gable roofs have been increased to cover complete unit.	19/03/2009	CCC Issued 14/10/2009 (See Note 2)
COM-2008-1431	8 new units 3 storey, as group 27, units 206 - 213	14/04/2009	CCC Issued 10/09/2009 (See Note 2)

Application No.	Description	Issue Date	Status
ABA-2012-603 ABA-2012-603/B ABA-2012-603/A	RECLAD - Remove existing waterproof membrane for roofs and internal gutters. Replace with new equus torch on membrane for 93 units for ST Clair Park. RECLAD - Amendment: To apply new Equus torch on membrane to existing flat roofs of 1.5 degrees. It is not practical to be pitch roofs. Amendment: Waterproof membrane revised and waterproofing of rainwater heads.	28/08/2012	CCC Issued 03/11/2014 (See Note 2)

48/172 McLeod Road Te Atatu South

Application No.	Description	Issue Date	Status
EXE21553851	New toilet under the stairs with vanity and tiled flooring. all work will be carried out by licensed building professionals	02/08/2021	Issued (See Note 4)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.
4	Building Consent not required. Exemption for Building work has been granted under clause 2 of Schedule 1 of the Building Act.

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

Pool barrier information is available for viewing at <http://www.aucklandcouncil.govt.nz>

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Auckland Unitary Plan - Operative in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Unitary Plan

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Record of Title for this property.

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information has been notified to Council.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

Attachments

As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- As Built Drainage Plan : COM- 2008-774
- As Built Drainage Plan : COM-2008-744
- As Built Drainage Plan : COM-2008-759 Units 60-65
- As Built Drainage Plan : COM-2008-772 Units 50-54
- As Built Drainage Plan : BCO30170941
- As Built Drainage Plan : COM-2008-1190 Units 224-227
- As Built Drainage Plan : COM-2008-1237 Units 184 -196
- As Built Drainage Plan : COM-2008-1329 Units 221 - 223
- As Built Drainage Plan : COM-2006-4278 Units 8-12
- As Built Drainage Plan : COM-2008-1814 Units 71-80
- As Built Drainage Plan : COM-2007-12 & COM-2007-13
- As Built Drainage Plan : COM-2008-407 Units 19-23
- As Built Drainage Plan : COM-2008-414 - Units 24-28
- As Built Drainage Plan : COM-2008-575 Units 34-38

· As Built Drainage Plan : COM-2007-207 Units 15-18

Auckland Unitary Plan (Operative in part) Property Summary Report

Address

80/172 McLeod Road Te Atatu South

Legal Description

UNIT 80 DP 407328

Appeals

Modifications

Plan Changes - PC 120 - Some parts have immediate legal effect - Multiple Layers - [View PDF](#) - Proposed - 3/11/2025

Zones

Residential - Terrace Housing and Apartment Building Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

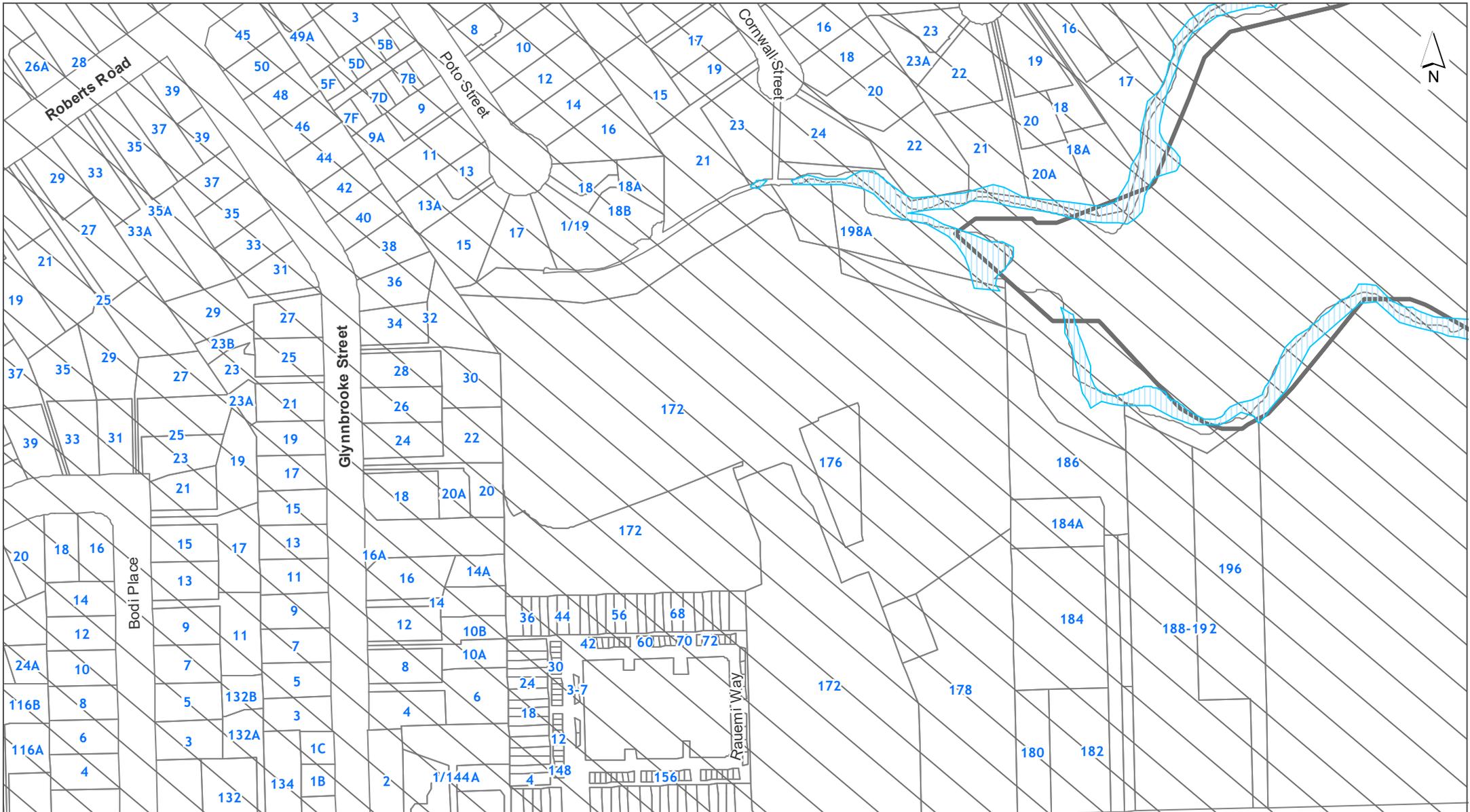
Overlays

Infrastructure: National Grid Corridor Overlay - National Grid Subdivision Corridor

Infrastructure: National Grid Corridor Overlay - National Grid Yard Compromised

Infrastructure: National Grid Corridor Overlay - National Grid Yard Uncompromised

Designations



DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

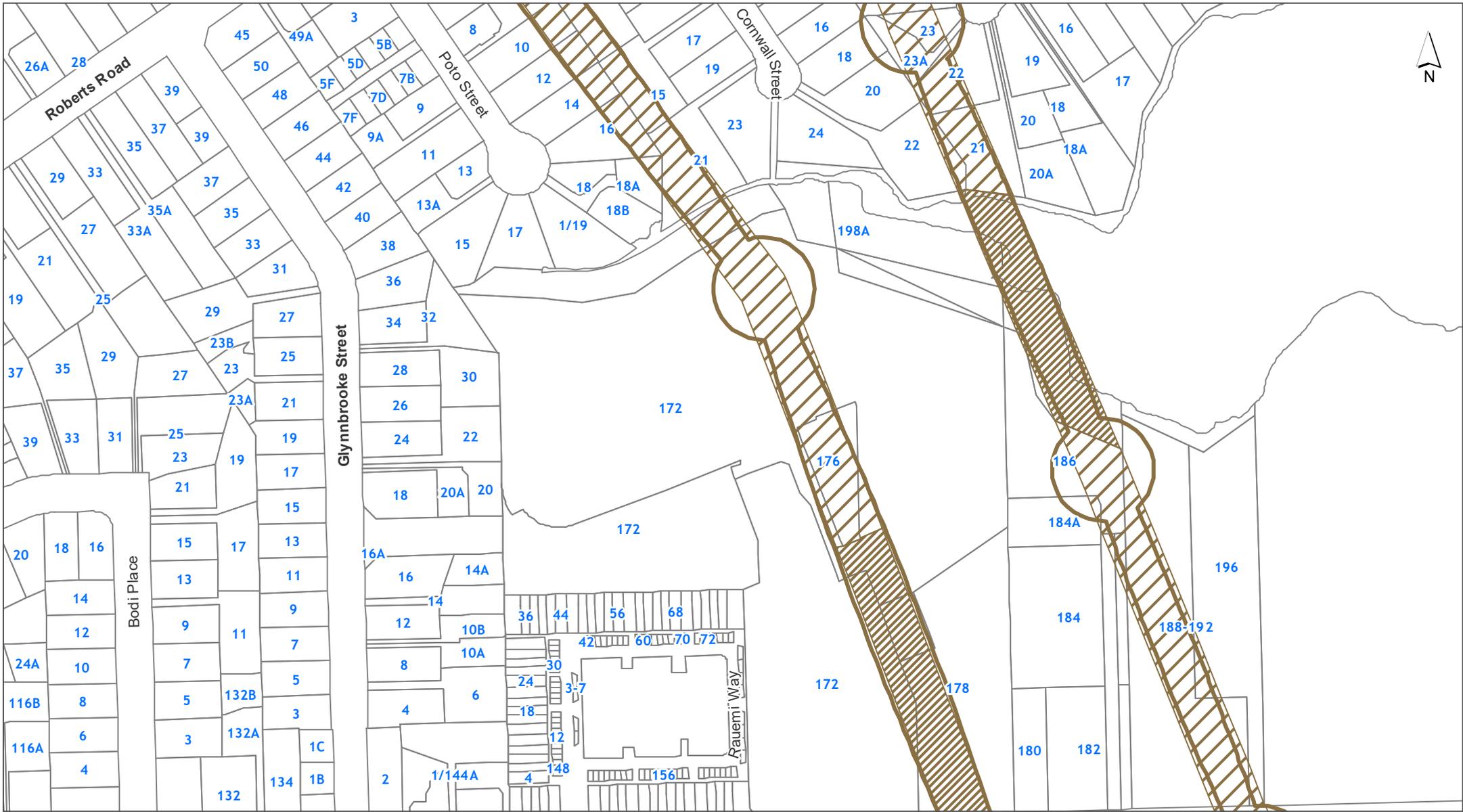
Controls
 80/172 McLeod Road Te Atatu South
 UNIT 80 DP 407328



Scale @ A4
 = 1:2,500

Date Printed:
 26/03/2026





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Infrastructure
 80/172 McLeod Road Te Atatu South
 UNIT 80 DP 407328



Scale @ A4
 = 1:2,500

Date Printed:
 26/03/2026





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Mana Whenua
 80/172 McLeod Road Te Atatu South
 UNIT 80 DP 407328



Scale @ A4
 = 1:2,500

Date Printed:
 26/03/2026





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

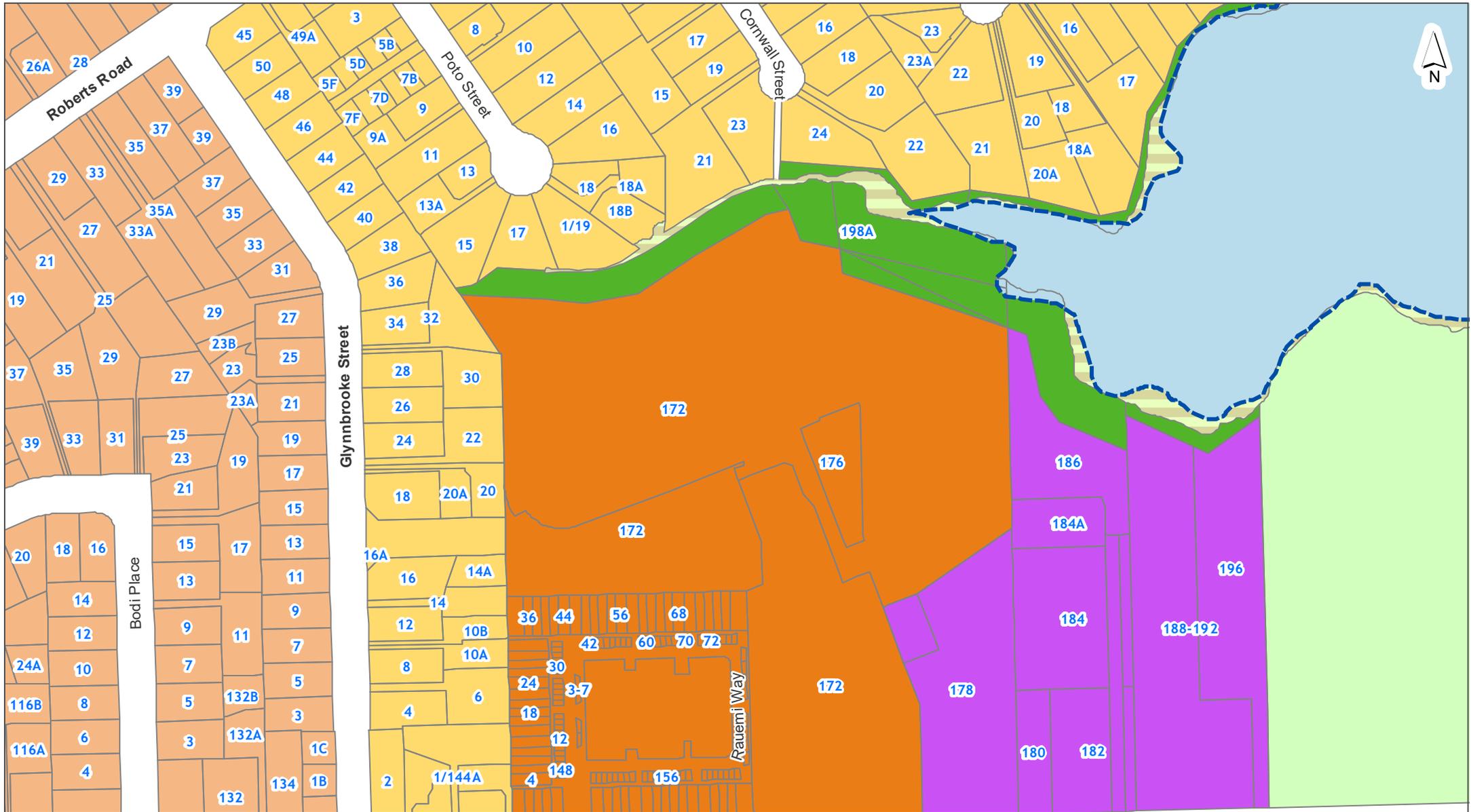
Natural Resources
 80/172 McLeod Road Te Atatu South
 UNIT 80 DP 407328



Scale @ A4
 = 1:2,500

Date Printed:
 26/03/2026





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Zones and Rural Urban Boundary

80/172 McLeod Road Te Atatu South

UNIT 80 DP 407328



Scale @ A4
 = 1:2,500

Date Printed:
 26/03/2026



NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Modifications to Operative in part Plan

 Notice of Requirements

 Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan

[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

[dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone

Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]

Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone

Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

- Terrestrial [rp/dp]
 - Marine 1 [rcp]
 - Marine 2 [rcp]
 - Water Supply Management Areas Overlay [rp]
 - Natural Stream Management Areas Overlay [rp]
 - High-Use Stream Management Areas Overlay [rp]
 - Natural
 - Urban
 - High-Use Aquifer Management Areas Overlay [rp]
 - Quality-Sensitive Aquifer Management Areas Overlay [rp]
 - Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay

Natural Heritage

- Verified position of tree
 - Unverified position of tree
 - Group of Trees
 - Outstanding Natural Features Overlay [rcp/dp]
 - Outstanding Natural Landscapes Overlay [rcp/dp]
 - Outstanding Natural Character Overlay [rcp/dp]
 - High Natural Character Overlay [rcp/dp]
 - Viewshafts
 - Height Sensitive Areas
 - Regionally Significant Volcanic Viewshafts Overlay Contours [i]
 - Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
 - Locally Significant Volcanic Viewshafts Overlay Contours [i]
 - Modified
 - Natural
 - Local Public Views Overlay [rcp/dp]
 - Extent of Overlay
 - Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay
- } Ridgeline Protection Overlay

Infrastructure

- Airport Approach Surface Overlay
 - Aircraft Noise Overlay
 - City Centre Port Noise Overlay [rcp / dp]
 - Quarry Buffer Area Overlay
 - National Grid Subdivision Corridor
 - National Grid Substation Corridor
 - National Grid Yard Compromised
 - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Built Environment

- Identified Growth Corridor Overlay

Controls

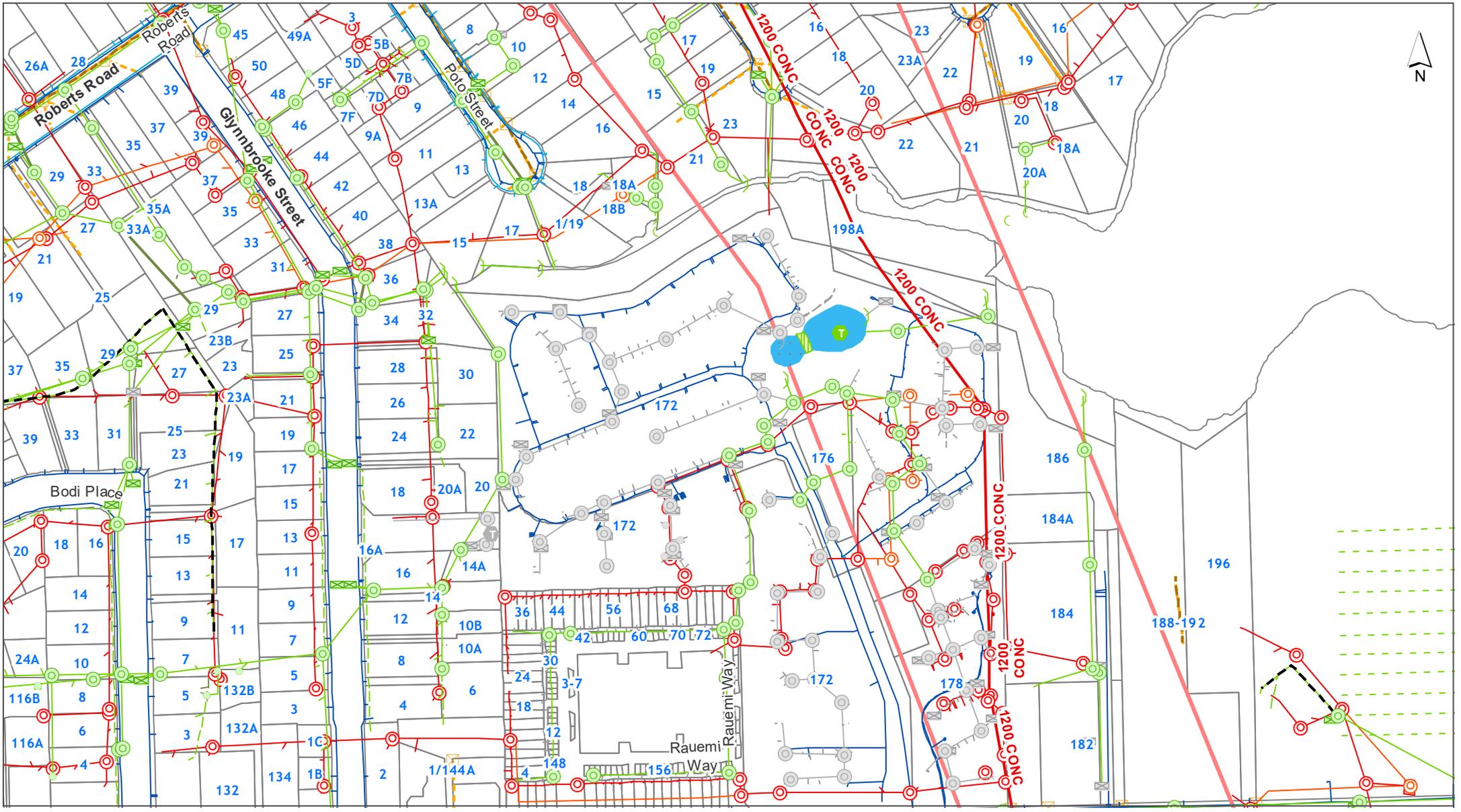
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office Control
- } Building Frontage Control
- } Vehicle Access Restriction Control

- Hazardous Facilities
 - Infrastructure
 - Macroinvertebrate Community Index
 - Flow 1 [rp]
 - Flow 2 [rp]
 - Subdivision Variation Control
 - Indigenous Vegetation 749.7 ha
 - Freshwater Wetland 14.6 ha
 - Surf Breaks [rcp]
 - Cable Protection Areas Control [rcp]
 - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

Designations

- Designations

- Airspace Restriction Designations



DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Underground Services Combined
 80/172 McLeod Road Te Atatu South
 UNIT 80 DP 407328

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 26/03/2026



Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

Public, Private or **Abandoned**

- Treatment Device
- Septic Tank
- Septic Tank - Hi-Tech
- Soakage system
- Inspection Chamber
- Manhole (Standard/ Custom)
- Inlet & Outlet Structure
- Inlet and outlet (No Structure)
- Catchpit
- Spillway
- Safety Benching
- Pipe - Unserviceable
- Culvert/Tunnel
- Subsoil Drain
- Gravity Main
- Rising Main
- Connection
- Fence
- Public watercourse
- Lined Channel
- Watercourse
- Overland Flowpath
- Overland Flowpath (Private)
- Forebay (Public)
- Forebay (Private)
- Treatment Facility (Public)
- Treatment Facility (Private)
- Pump Station
- Planting
- Embankment
- Viewing Platform
- Bridge
- Erosion & Flood Control (Wall Structure)
- Erosion & Flood Control - (Other Structure)
- Dam

Water

- Valve
- Hydrant
- Fitting
- Local Pipe - Operational (Non-Potable)
- Local Pipe - Operational (Potable)
- Local Pipe - Operational Not Vested
- Local Pipe - Abandoned / Not Operational
- Transmission Pipe - Operational (Non-Potable)
- Transmission Pipe - Operational (Potable)
- Transmission Pipe - Not Operational
- Proposed
- Pump Station (local)
- Reservoir
- Other Structure (Local)
- Chamber (Transmission)
- Water Source (Transmission)
- Pump Station (Transmission)

Water

- Other Watercare Point Assets
- Other Watercare Linear Assets
- Other Watercare Structures and Areas
- Manhole
- Other Fittings
- Non Watercare Pipe
- Non Watercare Structure

Wastewater

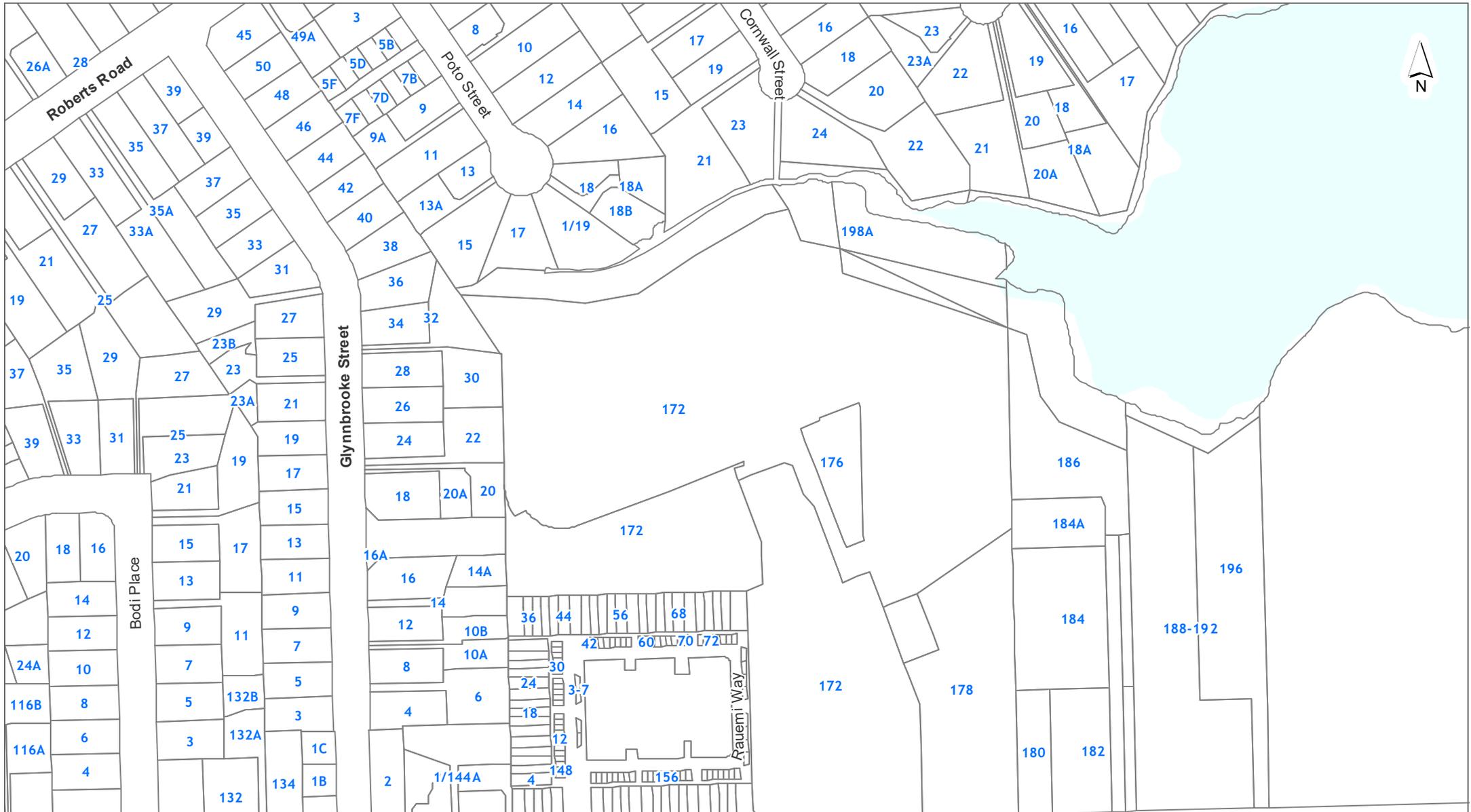
- Wastewater Fitting (Local)
 - Operational
 - Abandoned/ Not Operational
- Wastewater Manhole (Local)
 - Operational
 - Abandoned/ Not Operational
- Wastewater Pipe (Local)
 - Operational
 - Operational Not Vested
 - Abandoned / Not Operational
 - Operational
- Wastewater Pipe (Transmission)
 - Operational
 - Operational Not Vested
 - Abandoned/ Not Operational
- Wastewater Other Structure (Local)
 - Operational
- Wastewater Pump Station (Local)
 - Operational

Utilities

- Vector Poles
- Transpower Pylons
- TranspowerSites
- Aviation JetA1 Fuel Pipeline
- Transpower 110kv Line
- Transpower 220kv Line
- Power Lines
- Hot Water; Lighting
- LGP Pipeline
- Gas Transmission Lines
- High Pressure Gas Pipelines
- Medium Pressure Gas Pipelines
- RNZ Liquid Fuels Pipeline Marsden to Wiri
- Fibre Optic Cable - ARTA
- Indicative Steel Mill Slurry Pipeline
- Indicative Steel Mill Water Pipeline

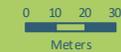
Legend updated: 29/09/2025





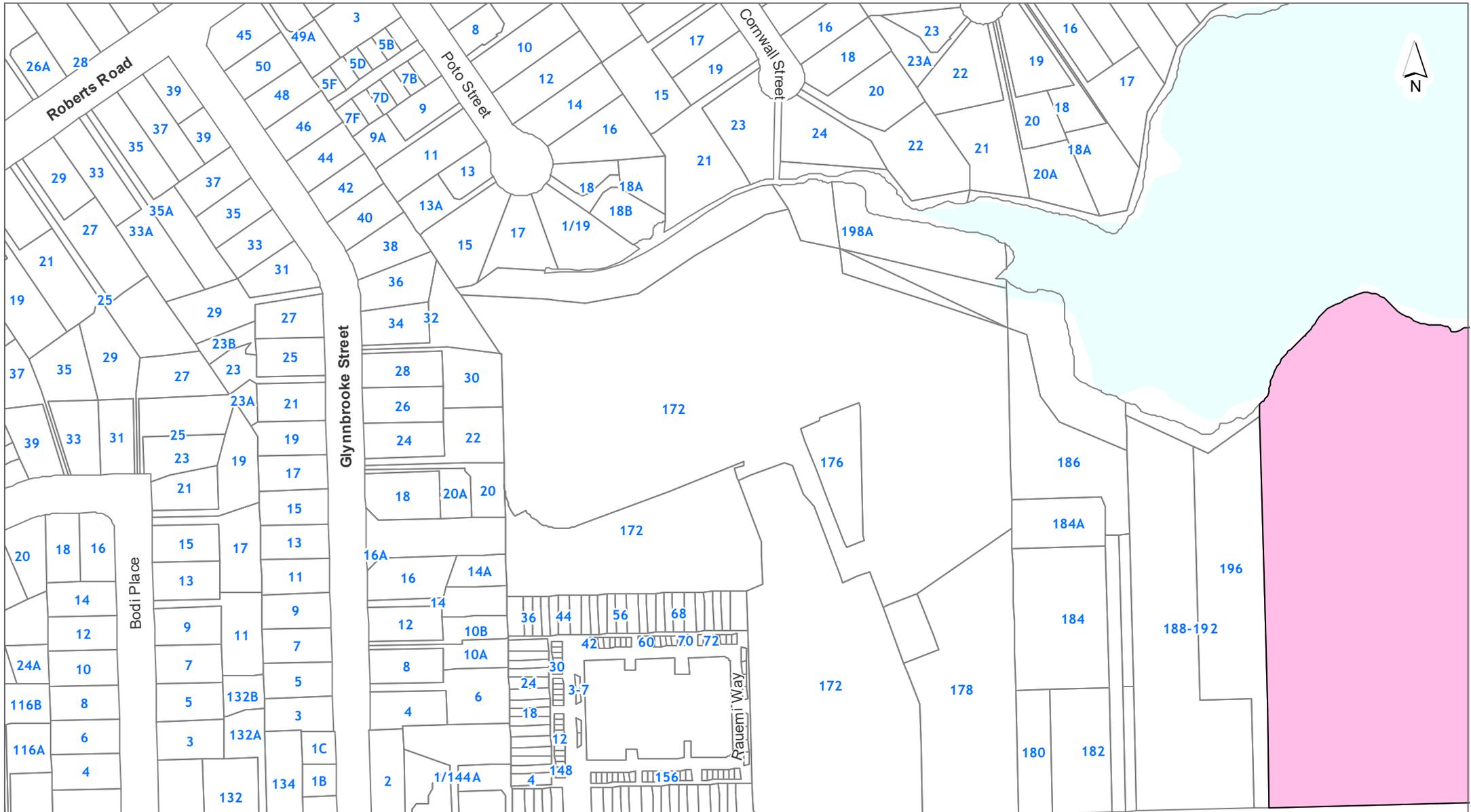
DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Hazards - Soil
 80/172 McLeod Road Te Atatu South
 UNIT 80 DP 407328



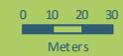
Scale @ A4
 = 1:2,500
Date Printed:
 26/03/2026





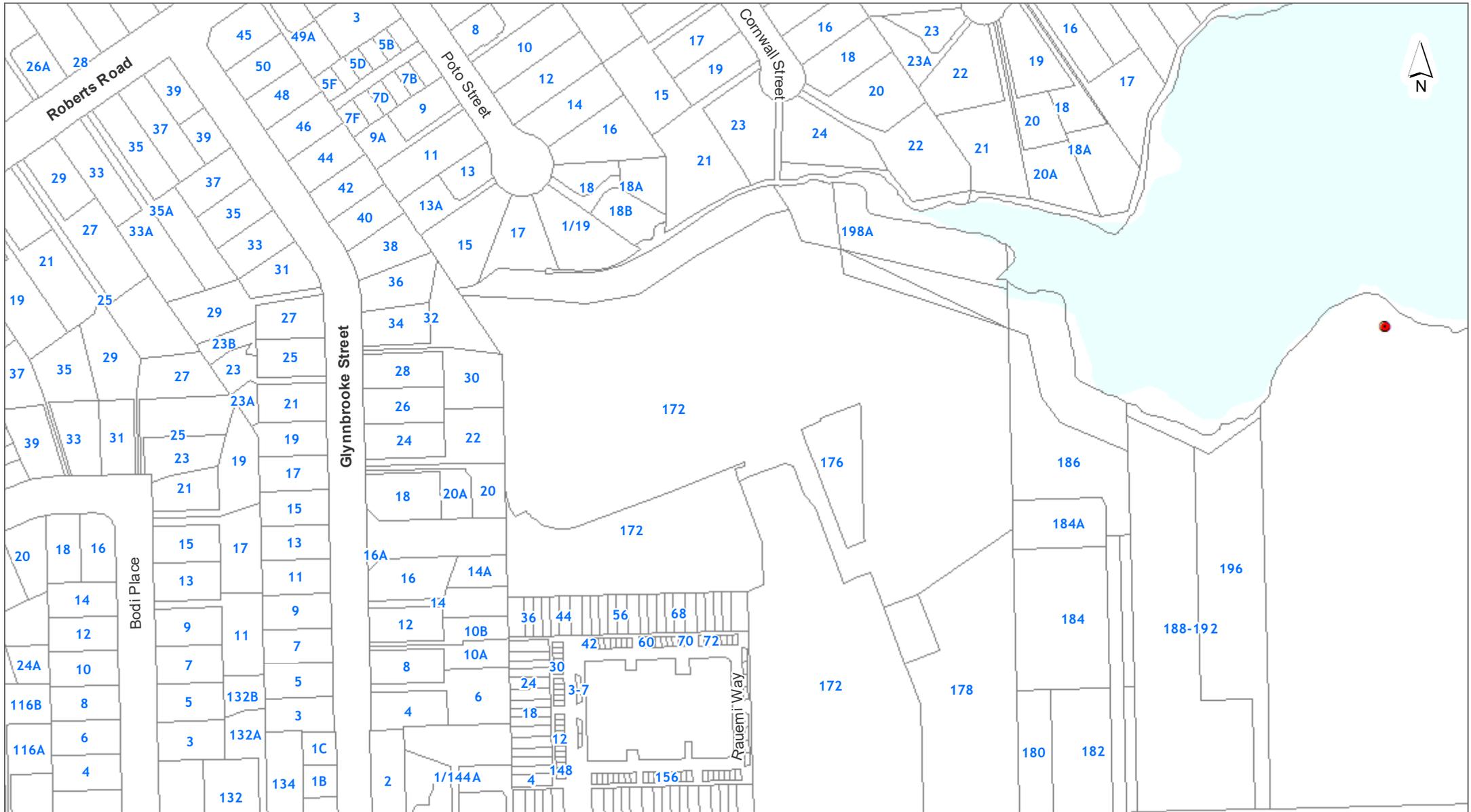
DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Hazards - Utilities - Other
 80/172 McLeod Road Te Atatu South
 UNIT 80 DP 407328



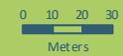
Scale @ A4
 = 1:2,500
 Date Printed:
 26/03/2026





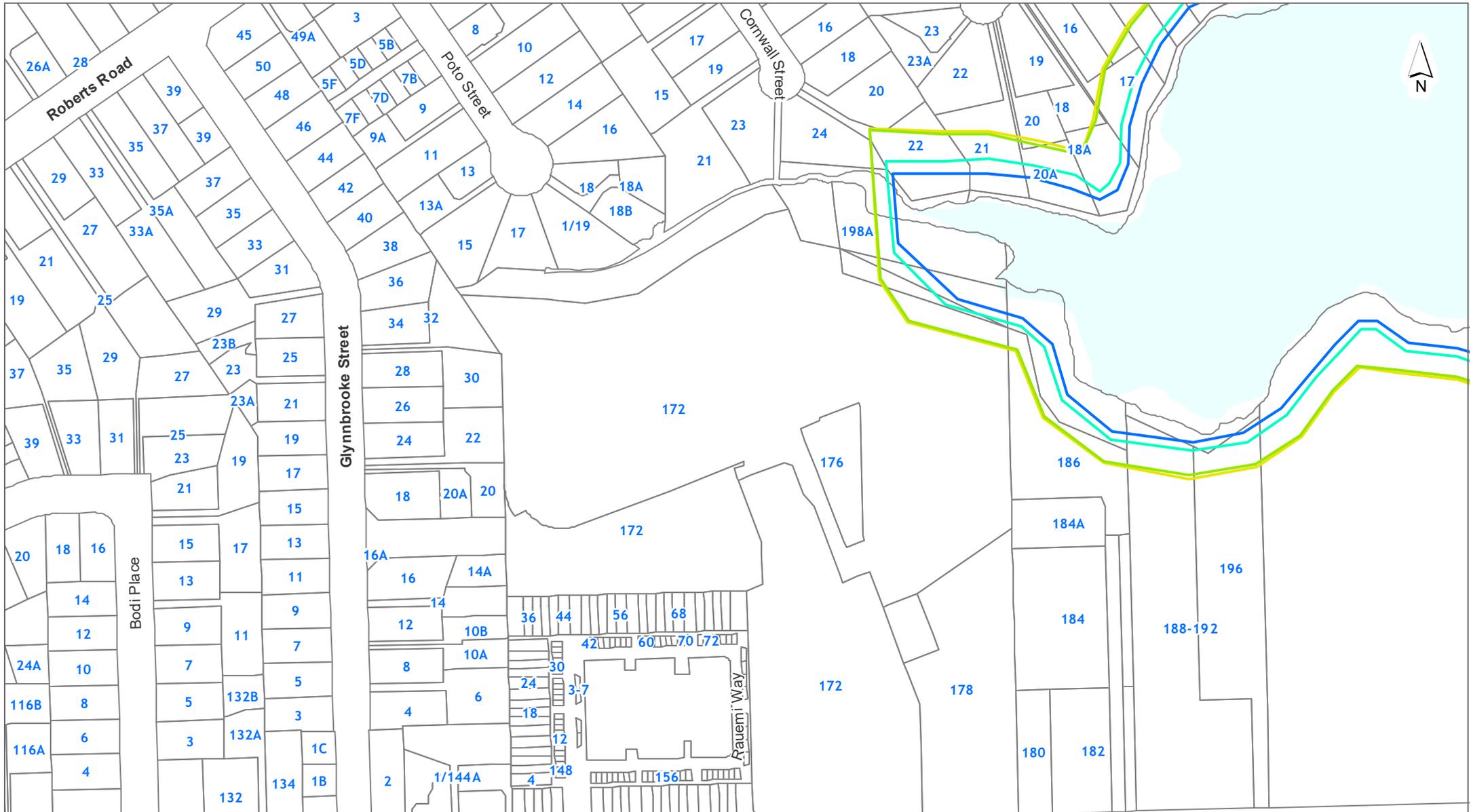
DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Heritage
 80/172 McLeod Road Te Atatu South
 UNIT 80 DP 407328



Scale @ A4
 = 1:2,500
 Date Printed:
 26/03/2026



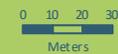


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Natural Hazards - Coastal Erosion and Instability

80/172 McLeod Road Te Atatu South

UNIT 80 DP 407328



Scale @ A4
 = 1:2,500

Date Printed:
 26/03/2026



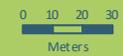


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Natural Hazards - Coastal Inundation Mean High Water Springs

80/172 McLeod Road Te Atatu South

UNIT 80 DP 407328



Scale @ A4
 = 1:2,500

Date Printed:
 26/03/2026



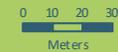


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Natural Hazards - Coastal Inundation

80/172 McLeod Road Te Atatu South

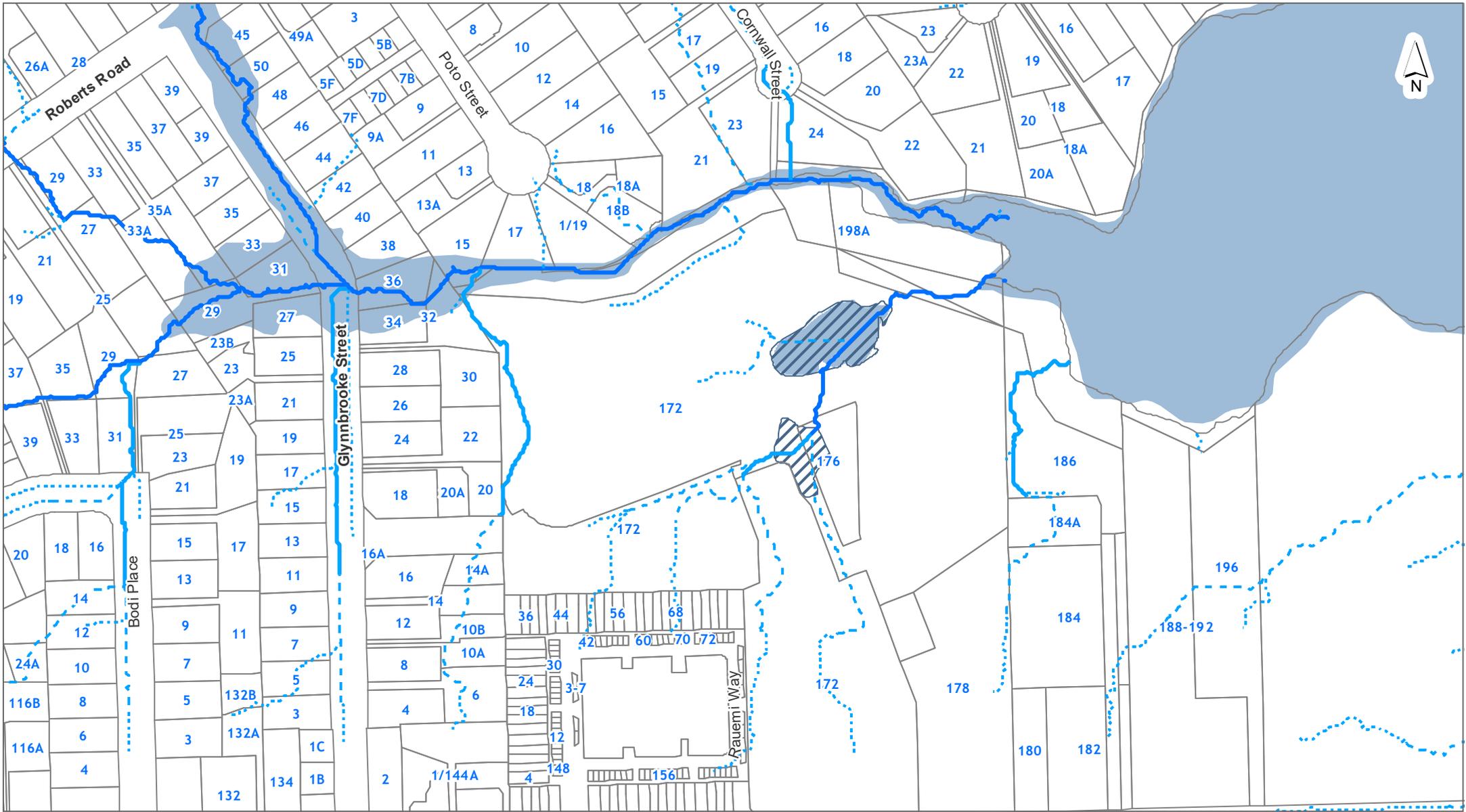
UNIT 80 DP 407328



Scale @ A4
 = 1:2,500

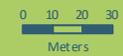
Date Printed:
 26/03/2026





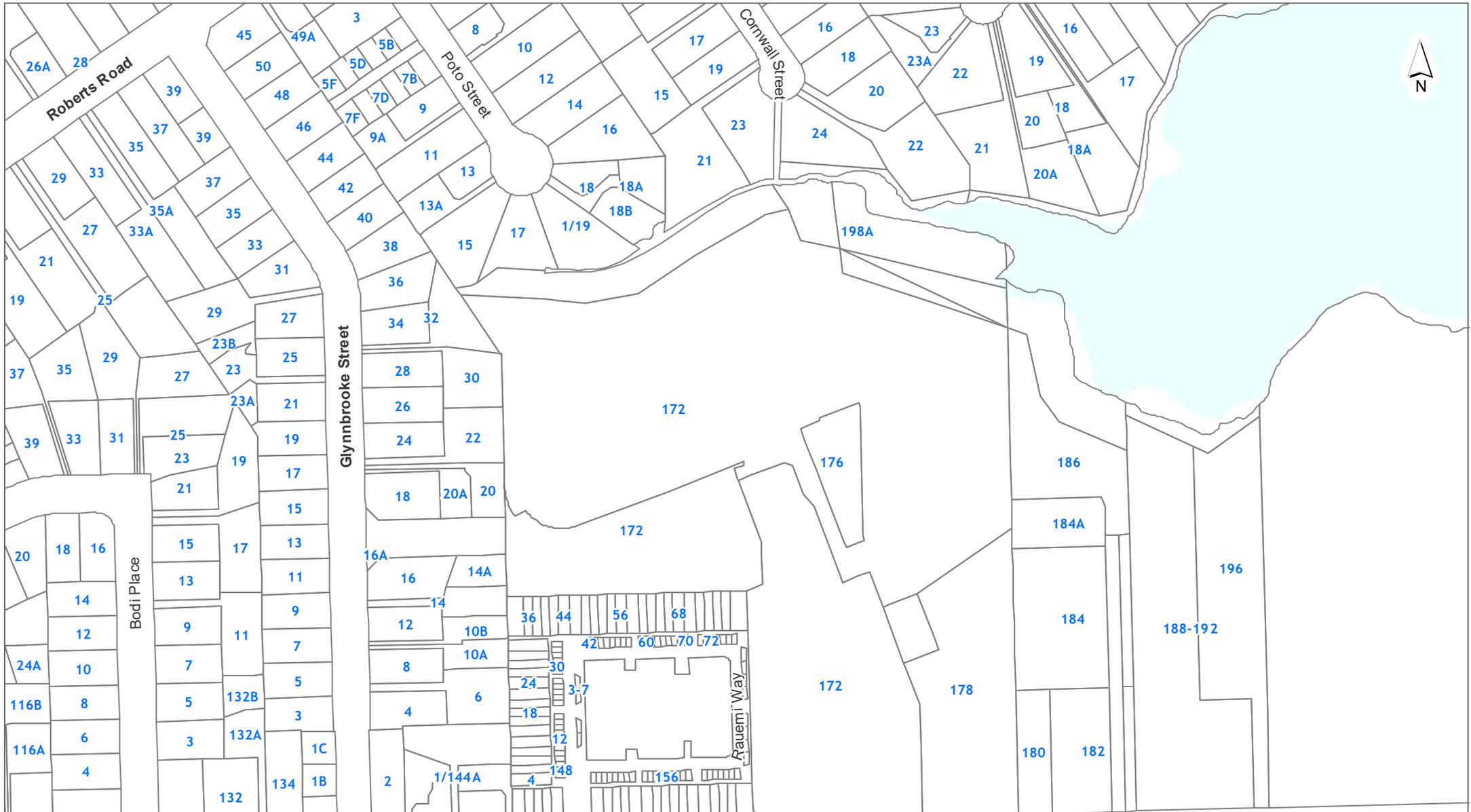
DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Natural Hazards - Flooding
 80/172 McLeod Road Te Atatu South
 UNIT 80 DP 407328



Scale @ A4
 = 1:2,500
 Date Printed:
 26/03/2026



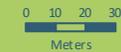


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Natural Hazards - Landslides - Landslide Inventory

80/172 McLeod Road Te Atatu South

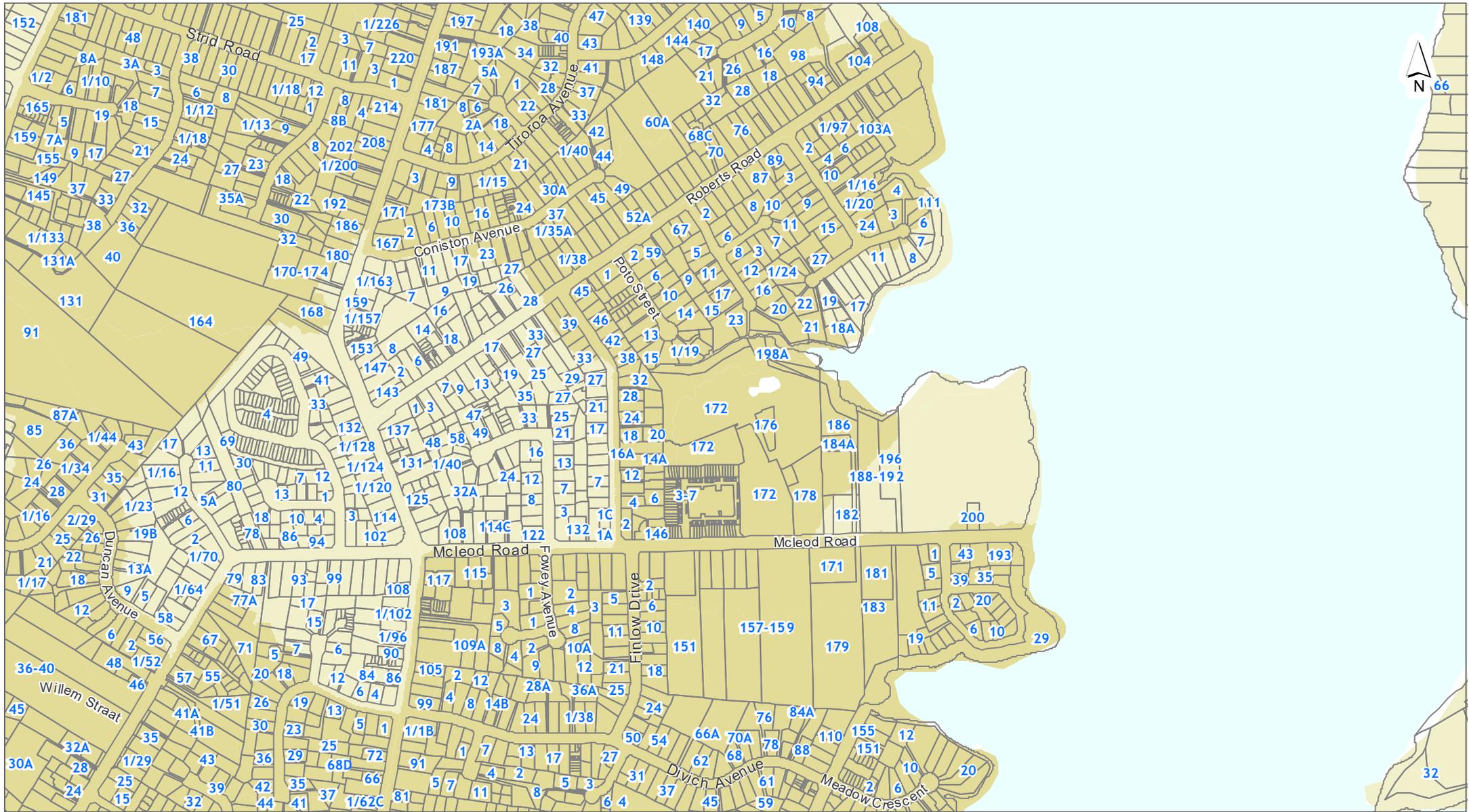
UNIT 80 DP 407328



Scale @ A4
 = 1:2,500

Date Printed:
 26/03/2026



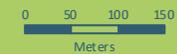


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Natural Hazards - Landslides - Large Scale Landslide Susceptibility

80/172 McLeod Road Te Atatu South

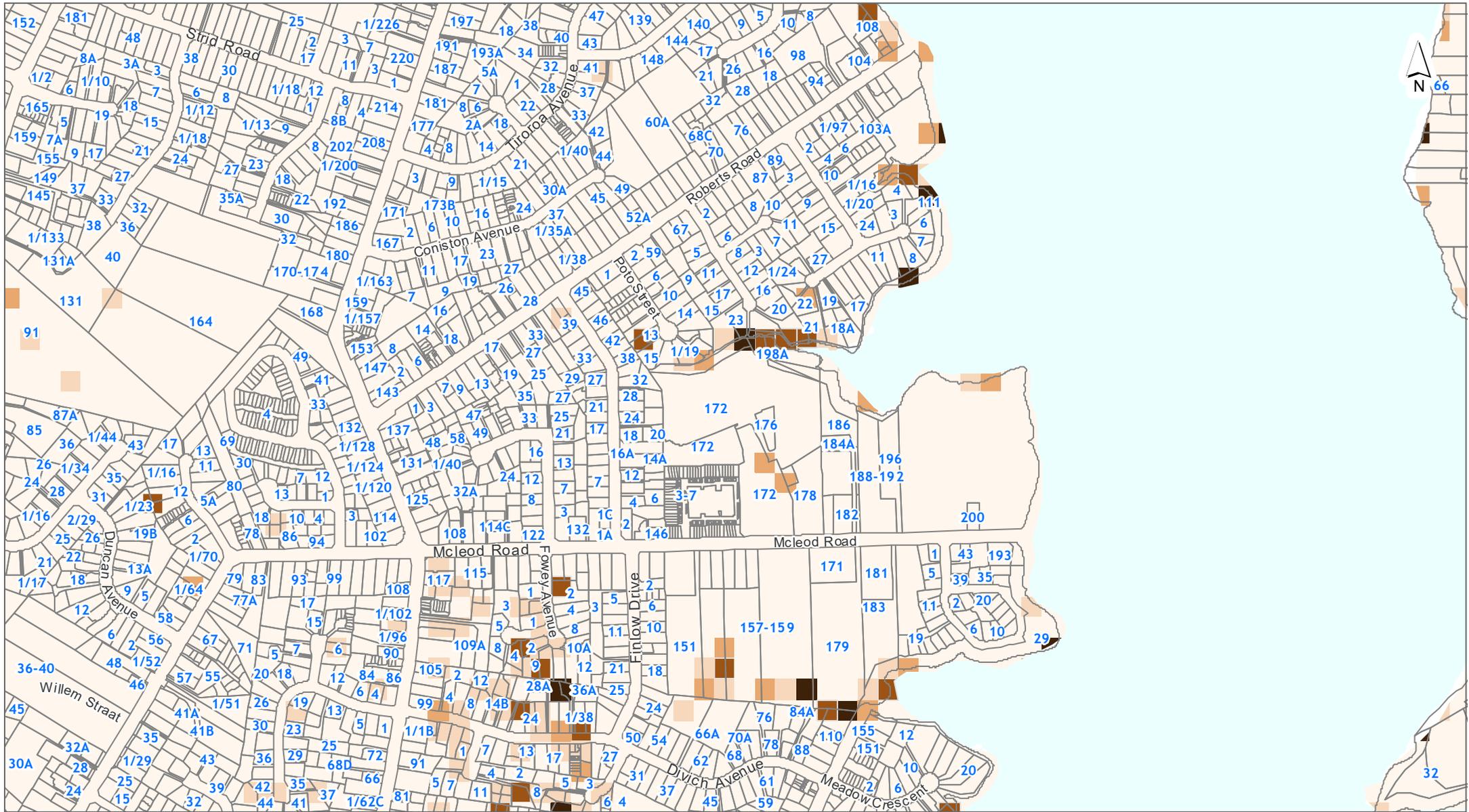
UNIT 80 DP 407328



Scale @ A4
 = 1:8,000

Date Printed:
 26/03/2026



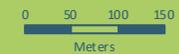


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Natural Hazards - Landslides - Shallow Landslide Susceptibility

80/172 McLeod Road Te Atatu South

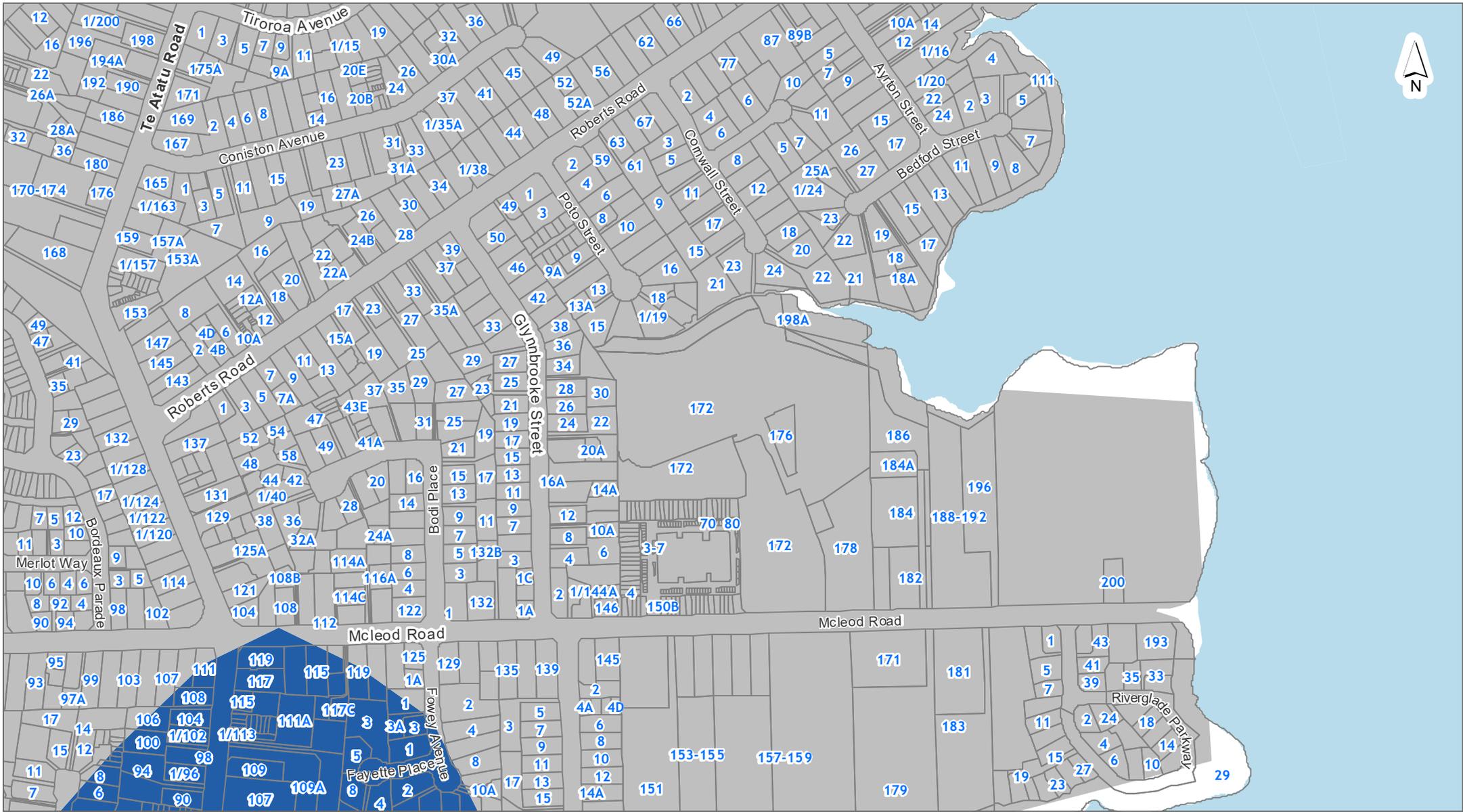
UNIT 80 DP 407328



Scale @ A4
 = 1:8,000

Date Printed:
 26/03/2026



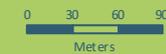


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: NZVD 2016.

Natural Hazards - Liquefaction Vulnerability Level B Calibrated Assessment

80/172 McLeod Road Te Atatu South

UNIT 80 DP 407328



Scale @ A4
 = 1:5,000

Date Printed:
 26/03/2026



Natural Hazards

Flooding Hazards

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas

Overland Flow Paths

-  100ha and above
-  3ha to 100ha
-  Catchment area 3 Ha and above
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 2000m² to 3999 m²

Coastal Hazards

-  ASCIE 2050 (0.28m)
-  ASCIE 2080 (0.55m)
-  ASCIE 2130 (1.18m)
-  ASCIE 2130 (1.52m)

Mean High Water Springs

-  MHWS 1.0m sea level rise
-  MHWS 2.0m sea level rise

Coastal Hazards

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

Natural Hazards

Landslide Inventory (Point features)

-  Centre of Evacuation
-  Damaged structure
-  Sinkhole
-  Other

Landslide (line features)

-  Crown
-  Damaged structure
-  Ground cracking
-  Other
-  Primary debris trail
-  Scarp

Landslide (polygon features)

-  Damaged structure
-  Debris area
-  Hummocky ground
-  Landslide area
-  Source area
-  Unknown

Natural Hazards

Shallow Landslide Susceptibility 2025

-  Very High
-  High
-  Moderate
-  Low
-  Very Low

Large Scale Landslide Susceptibility 2025

-  Very High
-  High
-  Moderate
-  Low
-  Very Low

Liquefaction Vulnerability

-  Liquefaction Category Undetermined
-  Liquefaction Damage Unlikely
-  Liquefaction Damage Possible
-  Very Low Liquefaction Vulnerability
-  Low Liquefaction Vulnerability

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 10/10/2025

Hazards

Soil Warning

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage/Subsidence/Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled/Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site/Weak Area (Auckland City and Papakura District only)
-  Unstable/Suspected Ground

 Sea Spray

Hazards

RDC Expansive Soils

UNITCODE

-  Soil D (Rodney District only)
-  within 150m of soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of soil B (Rodney District only)
-  Soil A (Rodney District only)

 Gas Transmission Pipe

 Petroleum Pipeline

 Closed Landfill (Auckland Council)

 Closed Landfill (All Other Councils)

 Air Discharge (Franklin District only)

 No Soakage (Franklin District only)

 Indicative Steel Mill Slurry Line 20m Buffer

 Indicative Steel Mill Water Line 20m Buffer

Other

-  Heritage Botanic Point
-  Archaeology
-  Heritage Area
-  Mana Whenua Site
-  Maritime
-  Structure
-  Heritage Botanic Line
-  Archaeology
-  Heritage Area
-  Mana Whenua Site
-  Maritime
-  Structure
-  Heritage Botanic Extent
-  Archaeology
-  Heritage Area
-  Mana Whenua Site
-  Maritime
-  Structure
-  Volcanic Cone Reserve (Legacy ACC)

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 6/10/2025



St. Clair Drainway - P.S. Burgess

COM-2008-774
172 McLeod Road, Teatoh

REPS 11094

Address P.O. Box

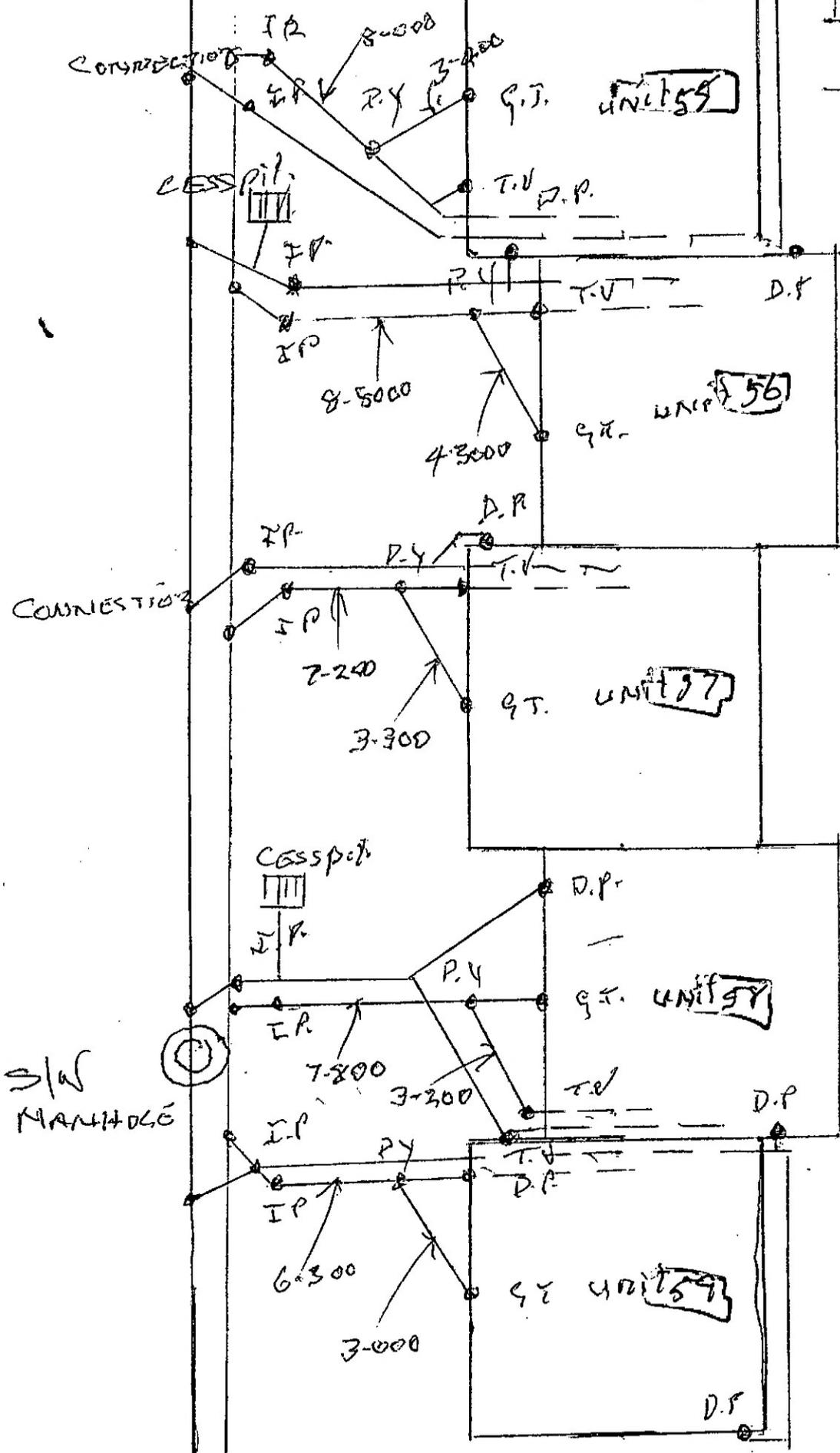
Kumuk

ENTERED PV

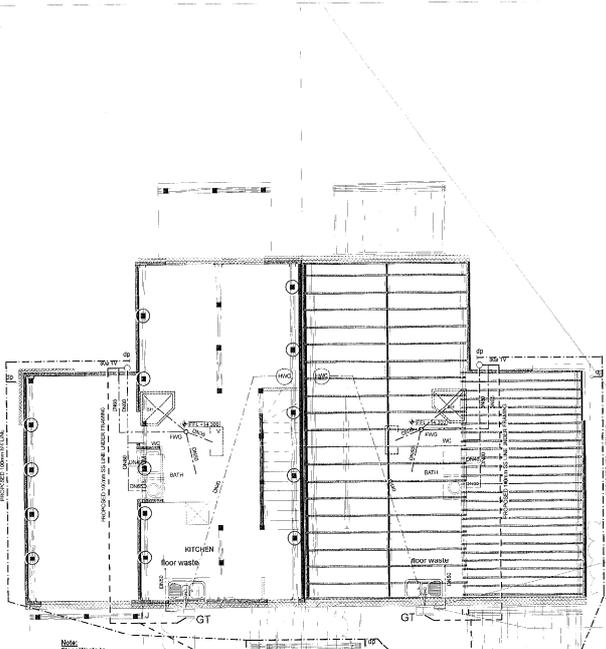
2008-774

06 APR 2009

Phil Tozer



Property key # 310530



NOTES:

Flood Protection

As a 'Medium Density' development, with an upstream catchment area of less than 2ha, the Concrete Unweave have been designed to accommodate 'Overland Flow' - this will be a more rigorous solution due to the fact that private yard space often becomes cluttered or fenced therefore impeding the 'Overland Flow' path.

As this upstream catchment is less than 2ha, the 'Freeboard' requirement is therefore 200mm. To meet the generally accepted Medium Density 'Freeboard' requirement all units will have a Freeboard or flood protection of at least 250mm.

Low Flow/Water Saving Devices

Low flow water saving devices are to be installed in accordance with accompanying information.

Public v Private Drainage Standards

This is a Private Unit Title development and as such the standards for Drainage infrastructure and the building within and siting of these assets is not generally required to comply with standard public requirements.

The drainage for this development has generally been built to public code of practice standards.

Where buildings are in close proximity to drainage infrastructure we have attempted to comply with the Standard requirements for Public works. On some occasions this will not be possible due to the development being a 'Medium Density' development and there being limited scope to relocate drainage or building works. Where we are unable to meet the Public Standards we have attempted to still maintain some suitable separation, in consultation with our Civil & Structural consultants.

NOTE:
GT Level approx: 14.20
Height difference between GT level & Wastewater Invert approx 1.0M.
Required Height difference to be 1M.

Note:
Floor Waste to discharge minimum 300mm from Gully Top

Note:
Manholes located entry with road reserve with sufficient access for maintenance.

NOTE:
GT Level approx: 14.20
Height difference between GT level & Wastewater Invert approx 1.0M.
Required Height difference to be 1M.

SSMH Q8
LL = 13.57
IL(in) = 12.30
IL(out) = 12.25

SWMH A-5
LL = 13.86
IL(in) = 12.91
IL(out) = 12.86

26.68m x 1500 uPVC

EXISTING RETAINING WALL CONFIRM LOCATION ON SITE

EXISTING RETAINING WALL CONFIRM LOCATION ON SITE

1 PROPOSED DRAINAGE PLAN
Scale 1:50 @ A1, 1:100 @ A3

PLANS AND SPECIFICATIONS APPROVED
ON BUILDING CONSENT
SIGNED: [Signature] DATE: 20/10/18
AUTHORISED OFFICER

PRELIMINARY

CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK. USE HOURLY MEASUREMENTS. NOTIFY THE ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES TO THE RELEVANT CONTRACTOR FOR RESOLUTION PRIOR TO COMMENCING THE WORK.

NOTES:

1. UTILITIES AND STREET LIGHTING
ALL UTILITIES CONNECTIONS TO LOCAL AUTHORITY REQUIREMENTS AND CODE OF PRACTICE DOCUMENTS
ALL STREET LIGHTS TO LOCAL AUTHORITY REQUIREMENTS

2. DRAINAGE
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH APPROVED CATO BOULAM DRAINAGE PLANS

Stage 3
E300 Stormwater Plans
E301 Stormwater Plans
E307 Stormwater Pond Details
E308 Water Retention Plan

Stage 4
E410 Stormwater Plans
E411 Stormwater Plans
E413 Water Retention Plan

DRAINAGE IS GENERALLY 'PRIVATE' AND NOT 'PUBLIC' EXCEPT WHERE INDICATED.
DRAINAGE WORKS HAVE GENERALLY BEEN DESIGNED TO PUBLIC CODES OF PRACTICE STANDARDS INCLUDING BUILDING RESTRICTIONS & BRIDGING REQUIREMENTS. OCCASIONALLY DUE TO THE NATURE OF THIS DEVELOPMENT THERE ARE SITUATIONS WHEREBY SOME OF THE ABOVE STANDARDS HOWEVER WHERE THIS IS THE CASE.

CONTRACTORS ARE TO MAINTAIN AS MUCH AS POSSIBLE AND CONSTRUCTION METHODOLOGY IS TO BE UTILISED TO MINIMISE THE INTERFERENCE INTO THESE BUILDING RESTRICTIONS ZONES AND IS CLEARLY INDICATED ON THE DRAWINGS.

PLUMBING & DRAINAGE
ALL PLUMBING & DRAINAGE WORK SHALL BE COMPLETED IN ACCORDANCE WITH PART 3 OF THE BUILDING ACT 2004.

SERVICES
WHERE WATER METERS TO BE LOCATED 300mm WITHIN THE PROPERTY BOUNDARY AT THE SAME APPROXIMATE LOCATION AS OTHER PROPOSED UTILITIES.

GENERAL
ALL WORK TO BE IN ACCORDANCE WITH NZBC, NZS 3610:9 & LOCAL AUTHORITY REQUIREMENTS.

A 10/00/00 Revised for Building Consent 03
Rev: 0001 Issue for Building Consent 04
Rev: 0002 Revision 04/04/18
300 Site

ST CLAIR PARK VILLAGE
166 McLEOD ROAD
TE ATATU SOUTH

DRAINAGE PLAN
GROUP 15

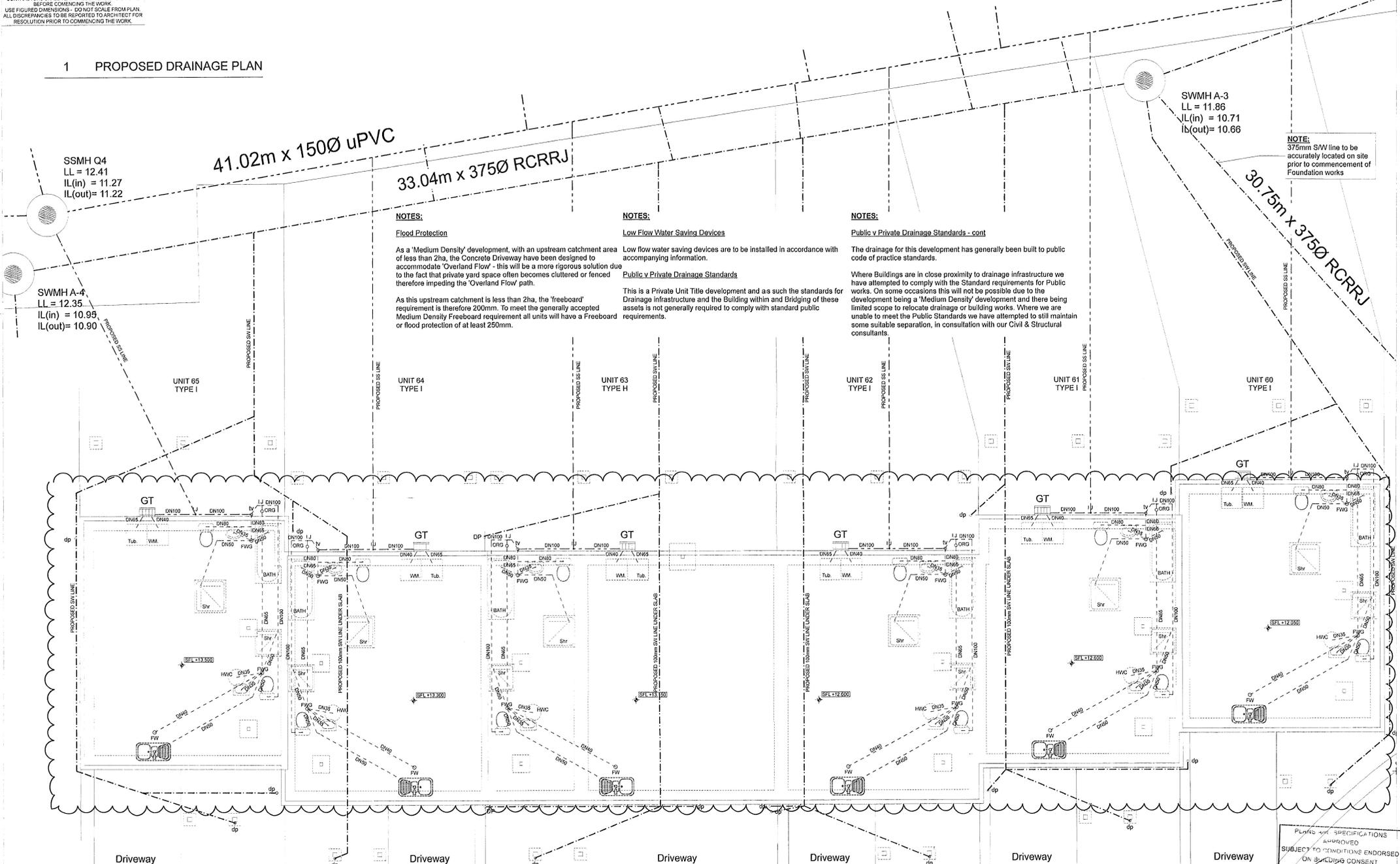
G.T.T. LEWIS & PARTNERS
ENGINEERS & ARCHITECTS
100/101 WILSON STREET
AUCKLAND
P: 09 323 8200
F: 09 323 8201
www.gttl.co.nz

DATE: 11/10/18
DRAWN BY: [Name]
CHECKED BY: [Name]

0503 GA1506

CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK.
 USE FIGURED DIMENSIONS - DO NOT SCALE FROM PLAN.
 ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT FOR RESOLUTION PRIOR TO COMMENCING THE WORK.

1 PROPOSED DRAINAGE PLAN



NOTES:

Flood Protection

As a 'Medium Density' development, with an upstream catchment area of less than 2ha, the Concrete Driveway have been designed to accommodate 'Overland Flow' - this will be a more rigorous solution due to the fact that private yard space often becomes cluttered or fenced therefore impeding the 'Overland Flow' path.

As this upstream catchment is less than 2ha, the 'freeboard' requirement is therefore 200mm. To meet the generally accepted Medium Density Freeboard requirement all units will have a Freeboard or flood protection of at least 250mm.

NOTES:

Low Flow Water Saving Devices

Low flow water saving devices are to be installed in accordance with accompanying information.

Public v Private Drainage Standards

This is a Private Unit Title development and as such the standards for Drainage infrastructure and the Building within and Bridging of these assets is not generally required to comply with standard public requirements.

NOTES:

Public v Private Drainage Standards - cont

The drainage for this development has generally been built to public code of practice standards.

Where Buildings are in close proximity to drainage infrastructure we have attempted to comply with the Standard requirements for Public works. On some occasions this will not be possible due to the development being a 'Medium Density' development and there being limited scope to relocate drainages or building works. Where we are unable to meet the Public Standards we have attempted to still maintain some suitable separation, in consultation with our Civil & Structural consultants.

NOTE:
 375mm S/W line to be accurately located on site prior to commencement of Foundation works

NOTES:

1. UTILITIES & STREET LIGHTING

ALL UTILITIES CONNECTIONS TO LOCAL AUTHORITY REQUIREMENTS AND CODE OF PRACTICE DOCUMENTS

ALL STREET LIGHTING TO LOCAL AUTHORITY REQUIREMENTS

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH APPROVED CATO BOLAM DRAINAGE PLANS -

NOTES:

2. DRAINAGE - cont

Stage 3

- E300 Sanitarysewer Plans
- E401 Stormwater Plans
- E407 Stormwater Pond Details
- E500 Water Reticulation Plan

Stage 4

- E410 Stormwater Plans
- E411 Sanitarysewer Plans
- E413 Water Reticulation Plan

NOTES:

2. DRAINAGE - cont

DRAINAGE IS GENERALLY 'PRIVATE' AND NOT 'PUBLIC', EXCEPT WHERE INDICATED.

DRAINAGE WORKS HAVE GENERALLY BEEN DESIGNED TO PUBLIC CODE OF PRACTICE STANDARDS INCLUDING BUILDING RESTRICTIONS & BRIDGING REQUIREMENTS

OCCASIONALLY DUE TO THE NATURE OF THIS DEVELOPMENT THERE ARE MINOR BREACHES OF THE ABOVE STANDARDS. HOWEVER WHERE THIS IS THE CASE

NOTES:

2. DRAINAGE - cont

CLEARANCES ARE MAXIMISED AS FAR AS POSSIBLE AND CONSTRUCTION METHODOLOGY IS UTILISED TO MINIMISE THE INFUSION INTO THESE BUILDING RESTRICTION ZONES AND IS CLEARLY INDICATED ON THE DRAWINGS.

PLUMBING & DRAINAGE

ALL PLUMBING & DRAINAGE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.2.2

NOTES:

SERVICES

15mm WATER METER TO BE LOCATED 300mm WITHIN THE PROPERTY BOUNDARY, AT THE SAME APPROXIMATE LOCATION AS OTHER PROPOSED UTILITIES.

3. GENERAL

ALL WORK TO BE IN ACCORDANCE WITH NZBC, NZS 3604:1999 & LOCAL AUTHORITY REQUIREMENTS.

NOTES:

3. GENERAL - cont

R VALUES TO BE -

- WALL INSULATION 1.9
- ROOF INSULATION 2.9
- FLOOR INSULATION 1.3

rev	date	description	drawn	checked	job title
D	20/01/09	Amendment to consent	JH		
C	24/07/08	Preliminary Issue	PF		
B	11/07/08	Building Consent Amendments	PF		
A	10/06/08	Preliminary Issue	PF		
	22/05/08	Issued for Building Consent	PF		

ST CLAIR PARK VILLAGE
 186 McLEOD ROAD
 TE ATATU SOUTH

DRAINAGE PLAN GROUP 18					
drawn	date	scale	checked	job title	rev
JH	20/01/09	1:50 @ A1			
0503		GA1807			D

PLANS AND SPECIFICATIONS APPROVED SUBJECT TO CONDITIONS ENDORSED ON BUILDING CONSENT
 SIGNED: *[Signature]* DATE: 21/01/09
 AUTHORIZED OFFICER

OTDWORKS
 Project Management & Engineering
 179 McLeod Road
 TE ATATU SOUTH
 P.O. BOX 91518 AHMC
 AUCKLAND
 T: 09 278 8640
 F: 09 278 9281
 E: enquiries@otdworks.co.nz
 W: www.otdworks.co.nz

20 APR 2009

COM-2008-772

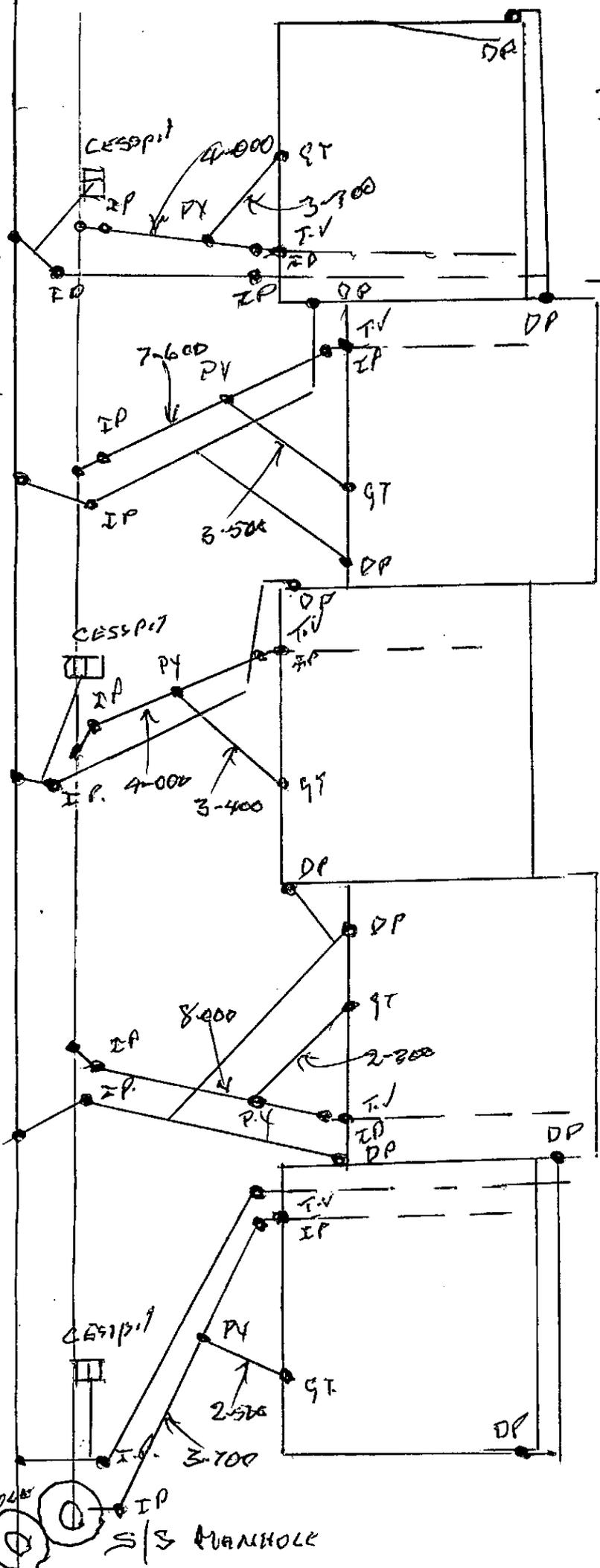
DRAINWAY @ P.S. BURGESS

REAR HOUSE

P.O. Box

9.16 St Charles

Property key
328470, 328471, 328472
328473, 328474



ENTERED

DRIVE

2

KEY

Existing S/W pipes

Existing S/W Manholes

Existing S/W Cosepts

Proposed S/W Pipes

Proposed S/W Manholes

Proposed S/W Cosepts



This drawing and design remains the property of Cato Bolam Consultants Inc and may not be reproduced without the written permission of Cato Bolam Consultants Inc.

This plan and accompanying reports have been prepared for the purpose of obtaining a rezoning (as shown) and for no other purpose. Use of this plan and/or the information on it for any other purpose is at the user's risk.

NOTES

GENERAL

- The Contractor shall be responsible for obtaining all existing services and utility encumbrances of lands. The Contractor shall make a good record of any encumbrances of existing services.
- Levels are in terms of Landed and Survey Datum - August 1988.
- All lands are to be treated as per Wetland City Council's Code of Practice for City Infrastructure and Land Development. Surface Drainage available from the region.

DRAINAGE

- Pipes - All pipes 300mm diameter and over to be PVC. S/W lines shall be as per:
 - All pipes 300mm diameter or greater to be reinforced concrete (under 11.25m D).
 - Class 1 - 3000mm cover.
 - Class 2 - 3000mm cover - 3000mm cover.
 - Class 3 - 3000mm cover and area subject to 15% loading.
- All proposed pipes are to be PVC SDR 35. All manholes shall be minimum 1000mm diameter.
- Setting shall be as per VCC SD 4.01 - For Setting and Protection for PVC & HDPE Pipes. VCC SD 4.01a - For Setting and Protection for Concrete Pipes.
- Manholes and chambers in traffic areas are to be heavy duty.
- All manholes shall be set at least 100mm above the 500mm of finished ground level (if manholes are not set at 500mm).
- Stormwater manholes and inlets are to be set at 50mm.
- All channels to be notified under traffic and roadway areas.

LINE NUMBER	DATE	DESCRIPTION
1	11/11/15	ISSUED FOR PERMIT
2	11/11/15	FOR APPROVAL
3	11/11/15	FOR APPROVAL
4	11/11/15	FOR APPROVAL
5	11/11/15	FOR APPROVAL
6	11/11/15	FOR APPROVAL
7	11/11/15	FOR APPROVAL
8	11/11/15	FOR APPROVAL
9	11/11/15	FOR APPROVAL
10	11/11/15	FOR APPROVAL
11	11/11/15	FOR APPROVAL
12	11/11/15	FOR APPROVAL
13	11/11/15	FOR APPROVAL
14	11/11/15	FOR APPROVAL
15	11/11/15	FOR APPROVAL
16	11/11/15	FOR APPROVAL
17	11/11/15	FOR APPROVAL
18	11/11/15	FOR APPROVAL
19	11/11/15	FOR APPROVAL
20	11/11/15	FOR APPROVAL
21	11/11/15	FOR APPROVAL
22	11/11/15	FOR APPROVAL
23	11/11/15	FOR APPROVAL
24	11/11/15	FOR APPROVAL
25	11/11/15	FOR APPROVAL
26	11/11/15	FOR APPROVAL
27	11/11/15	FOR APPROVAL
28	11/11/15	FOR APPROVAL
29	11/11/15	FOR APPROVAL
30	11/11/15	FOR APPROVAL
31	11/11/15	FOR APPROVAL
32	11/11/15	FOR APPROVAL
33	11/11/15	FOR APPROVAL
34	11/11/15	FOR APPROVAL
35	11/11/15	FOR APPROVAL
36	11/11/15	FOR APPROVAL
37	11/11/15	FOR APPROVAL
38	11/11/15	FOR APPROVAL
39	11/11/15	FOR APPROVAL
40	11/11/15	FOR APPROVAL
41	11/11/15	FOR APPROVAL
42	11/11/15	FOR APPROVAL
43	11/11/15	FOR APPROVAL
44	11/11/15	FOR APPROVAL
45	11/11/15	FOR APPROVAL
46	11/11/15	FOR APPROVAL
47	11/11/15	FOR APPROVAL
48	11/11/15	FOR APPROVAL
49	11/11/15	FOR APPROVAL
50	11/11/15	FOR APPROVAL
51	11/11/15	FOR APPROVAL
52	11/11/15	FOR APPROVAL
53	11/11/15	FOR APPROVAL
54	11/11/15	FOR APPROVAL
55	11/11/15	FOR APPROVAL
56	11/11/15	FOR APPROVAL
57	11/11/15	FOR APPROVAL
58	11/11/15	FOR APPROVAL
59	11/11/15	FOR APPROVAL
60	11/11/15	FOR APPROVAL
61	11/11/15	FOR APPROVAL
62	11/11/15	FOR APPROVAL
63	11/11/15	FOR APPROVAL
64	11/11/15	FOR APPROVAL
65	11/11/15	FOR APPROVAL
66	11/11/15	FOR APPROVAL
67	11/11/15	FOR APPROVAL
68	11/11/15	FOR APPROVAL
69	11/11/15	FOR APPROVAL
70	11/11/15	FOR APPROVAL
71	11/11/15	FOR APPROVAL
72	11/11/15	FOR APPROVAL
73	11/11/15	FOR APPROVAL
74	11/11/15	FOR APPROVAL
75	11/11/15	FOR APPROVAL
76	11/11/15	FOR APPROVAL
77	11/11/15	FOR APPROVAL
78	11/11/15	FOR APPROVAL
79	11/11/15	FOR APPROVAL
80	11/11/15	FOR APPROVAL
81	11/11/15	FOR APPROVAL
82	11/11/15	FOR APPROVAL
83	11/11/15	FOR APPROVAL
84	11/11/15	FOR APPROVAL
85	11/11/15	FOR APPROVAL
86	11/11/15	FOR APPROVAL
87	11/11/15	FOR APPROVAL
88	11/11/15	FOR APPROVAL
89	11/11/15	FOR APPROVAL
90	11/11/15	FOR APPROVAL
91	11/11/15	FOR APPROVAL
92	11/11/15	FOR APPROVAL
93	11/11/15	FOR APPROVAL
94	11/11/15	FOR APPROVAL
95	11/11/15	FOR APPROVAL
96	11/11/15	FOR APPROVAL
97	11/11/15	FOR APPROVAL
98	11/11/15	FOR APPROVAL
99	11/11/15	FOR APPROVAL
100	11/11/15	FOR APPROVAL

CATO BOLAM CONSULTANTS

SURVEYORS PLANNERS
LAND DEVELOPMENT CONSULTANTS

CATO BOLAM CONSULTANTS LTD
25 Wellington Avenue, Hamilton
Auckland 1010
Phone: 07 837 0488
Fax: 07 837 0094
Email: cato@catobolam.co.nz

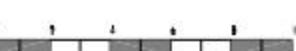
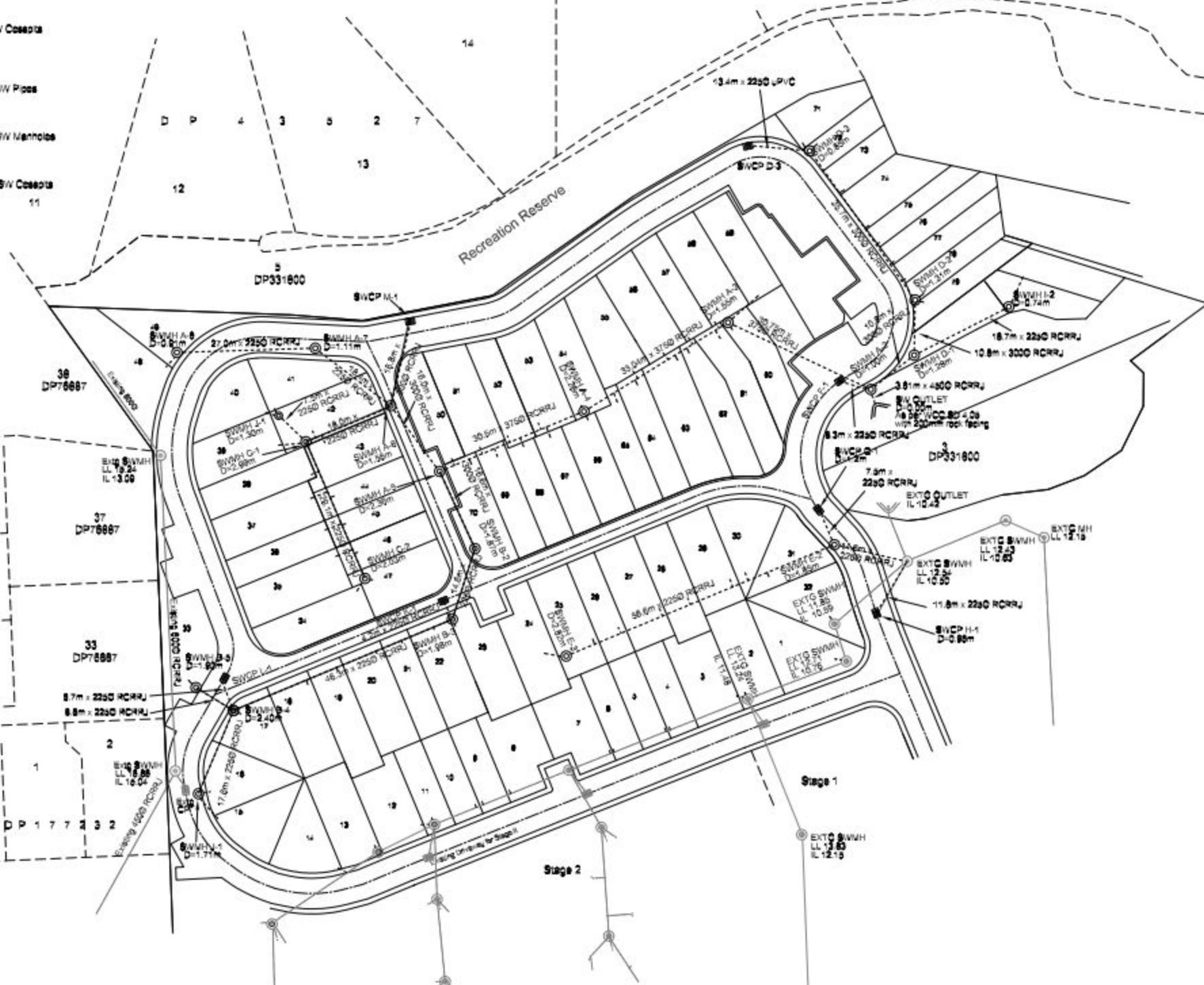
CLIENT

OTTOW BURKE & ASSOCIATES
148 - 166 McLEOD ROAD
TE ATATU SOUTH

PROJECT

STORMWATER LAYOUT PLAN

SCALE	1:400 @ A1	1:800 @ A3	3
DATE	20/08/15	20/08/15	E401
PROJECT	148/166 McLeod Rd	148/166 McLeod Rd	18459

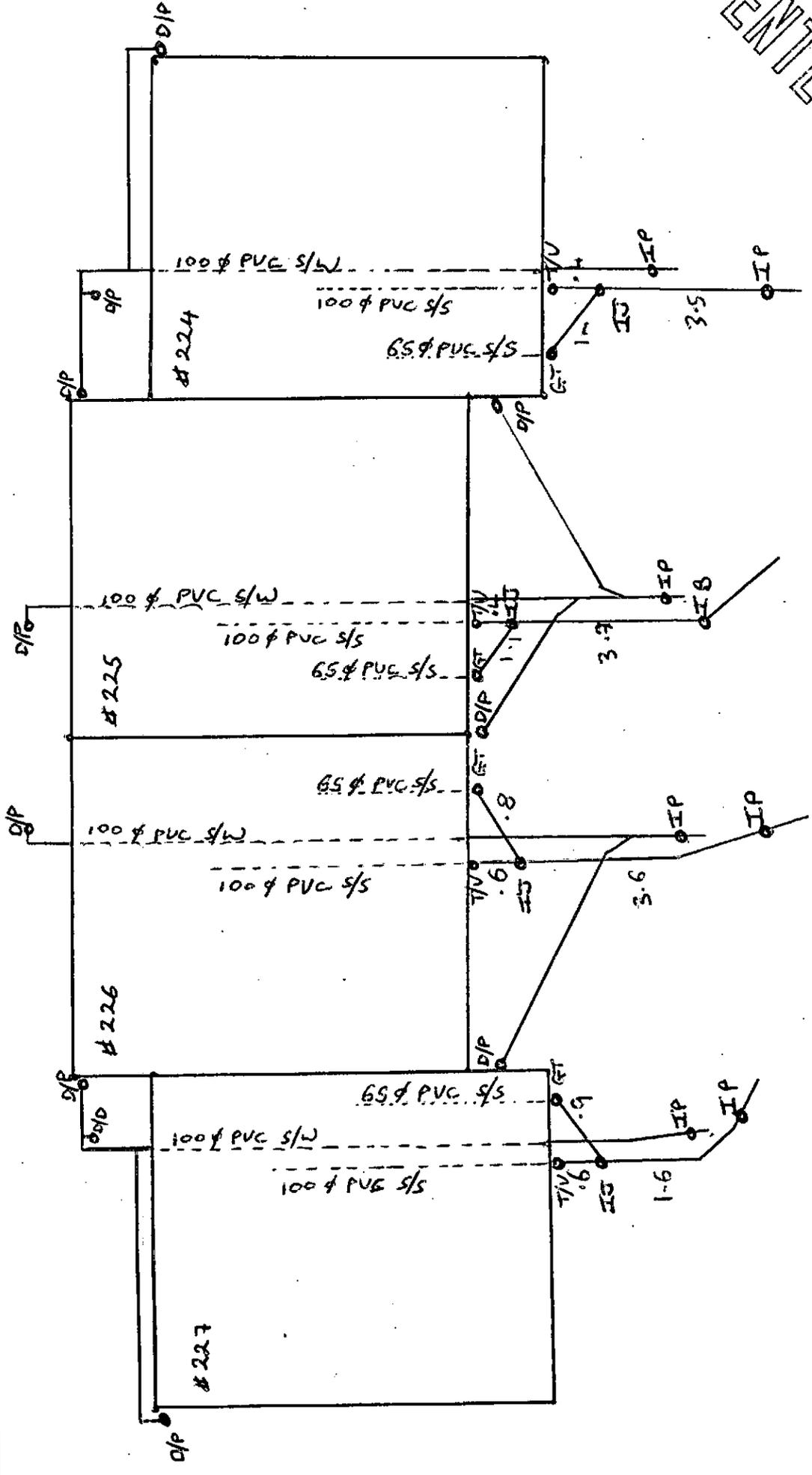


PROPERTY Key: 43112 . 13 JUL 2009

2008-1190

ENTERED

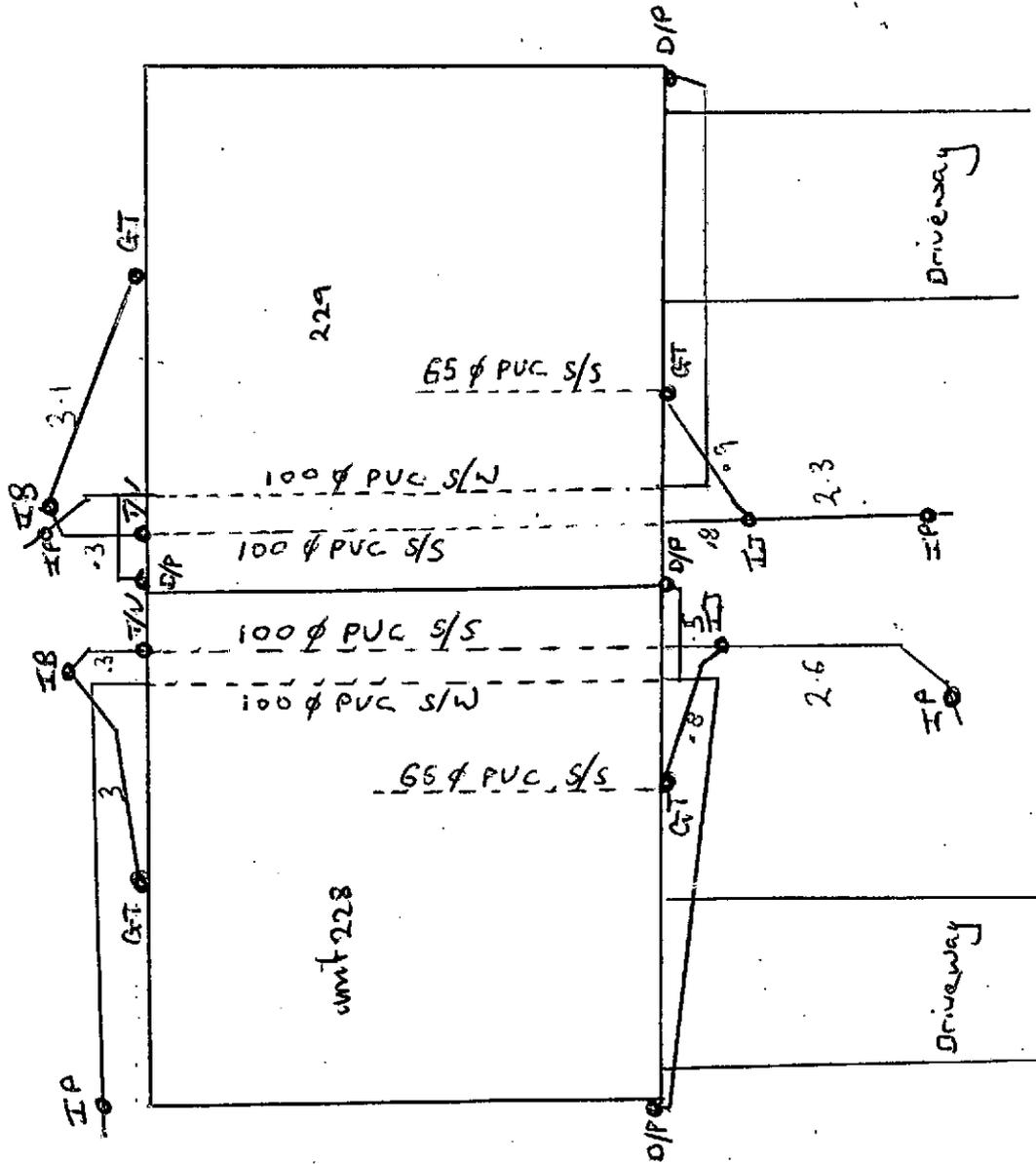
P S Burgess Drainage
rego # 11094
Group 24



PROPERTY KEY: 43112

ENTERED

13 JUL 2009



PS Burgess Drainage
rego # 11094

Group 23

P-S Burgess Drainage
Rego # 11094

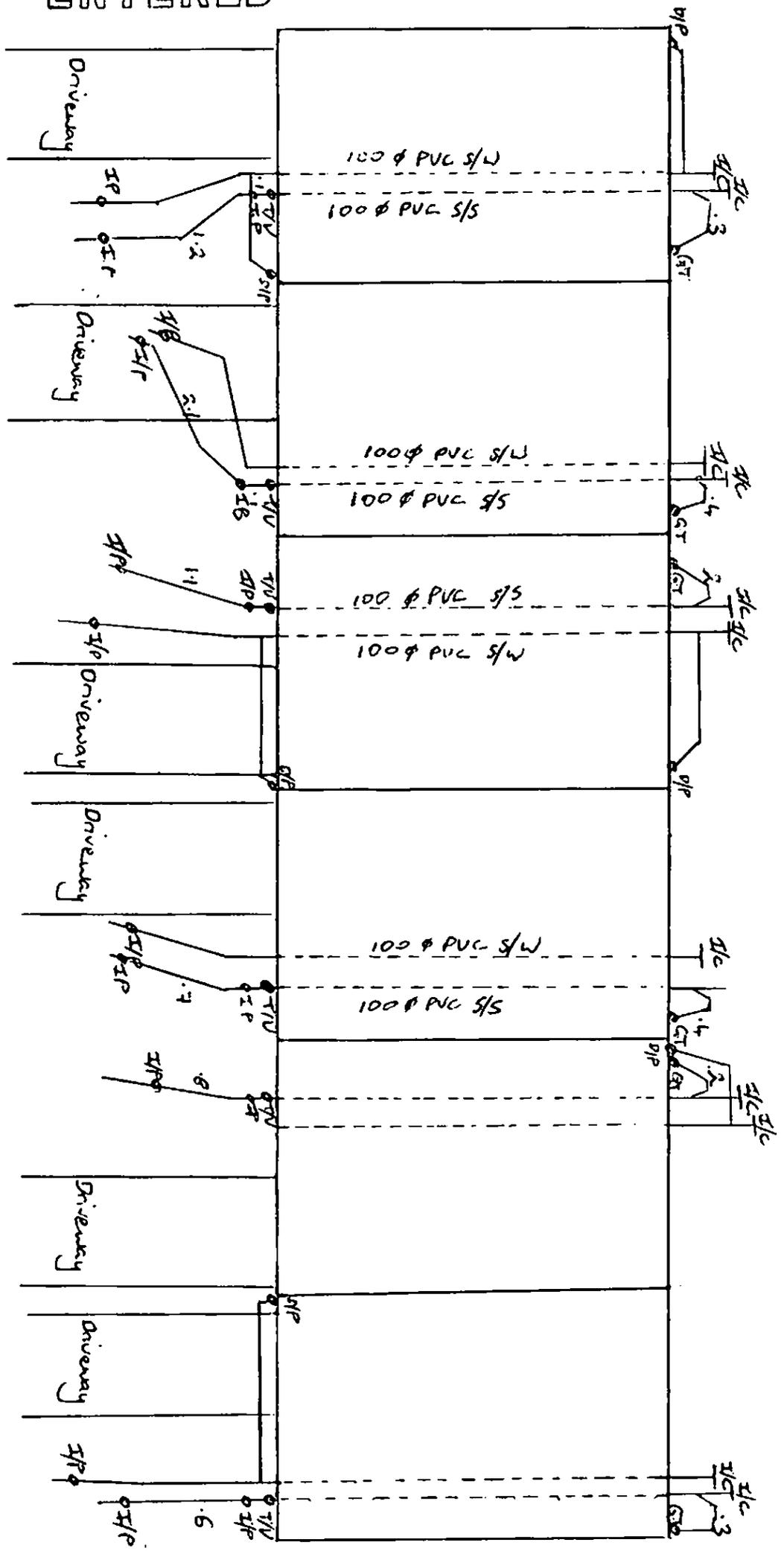
Group 30 191-196

28 AUG 2009

172 MLEED RD, PROP # 43112

COM-2008-1237

ENTERED



ENTERED

COM-2008-1237

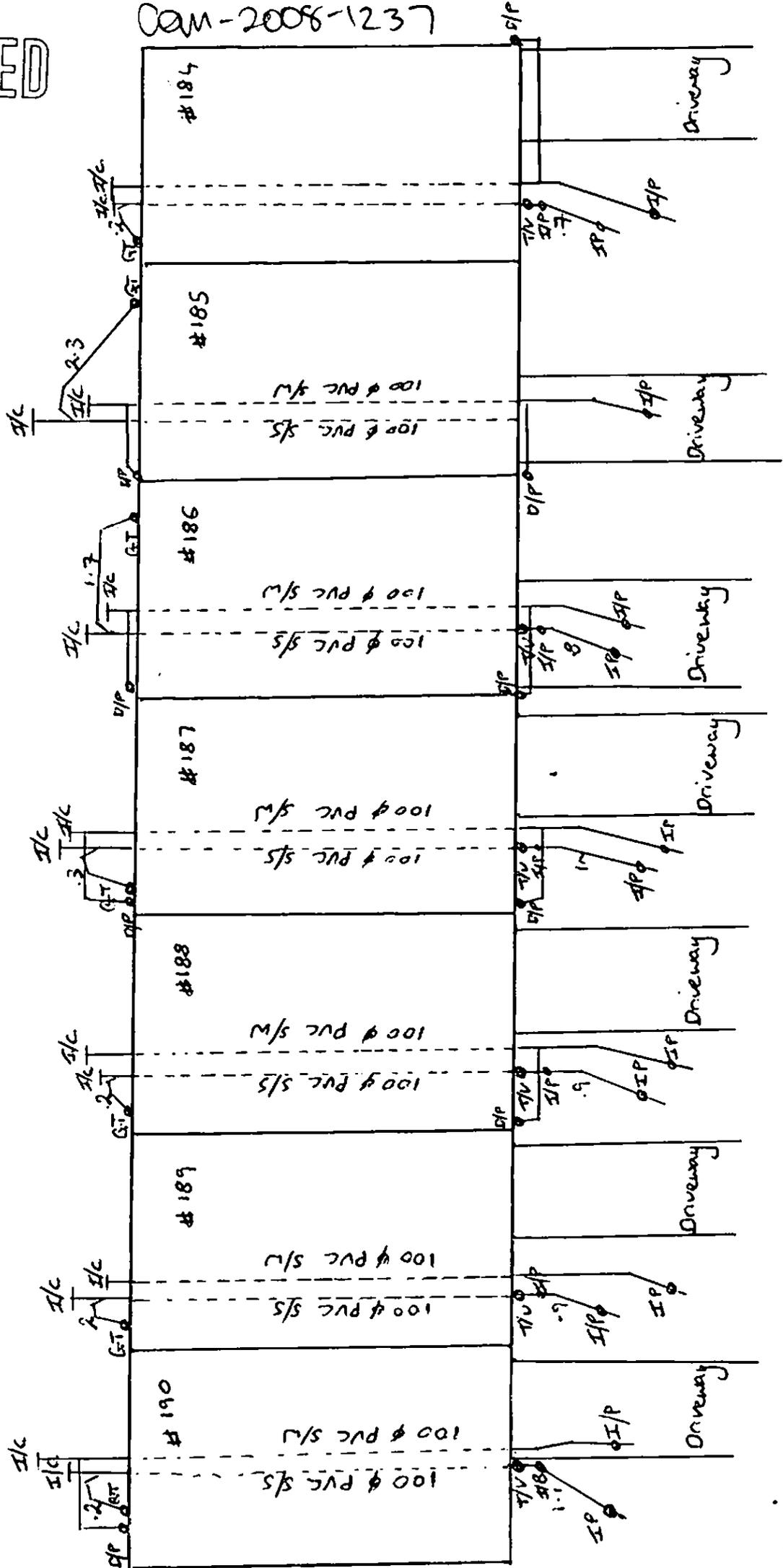
172 MCLEOD RD, PROP # 43112

28 AUG 2008 RA

P.S Burgess Drainage

rego # 11094

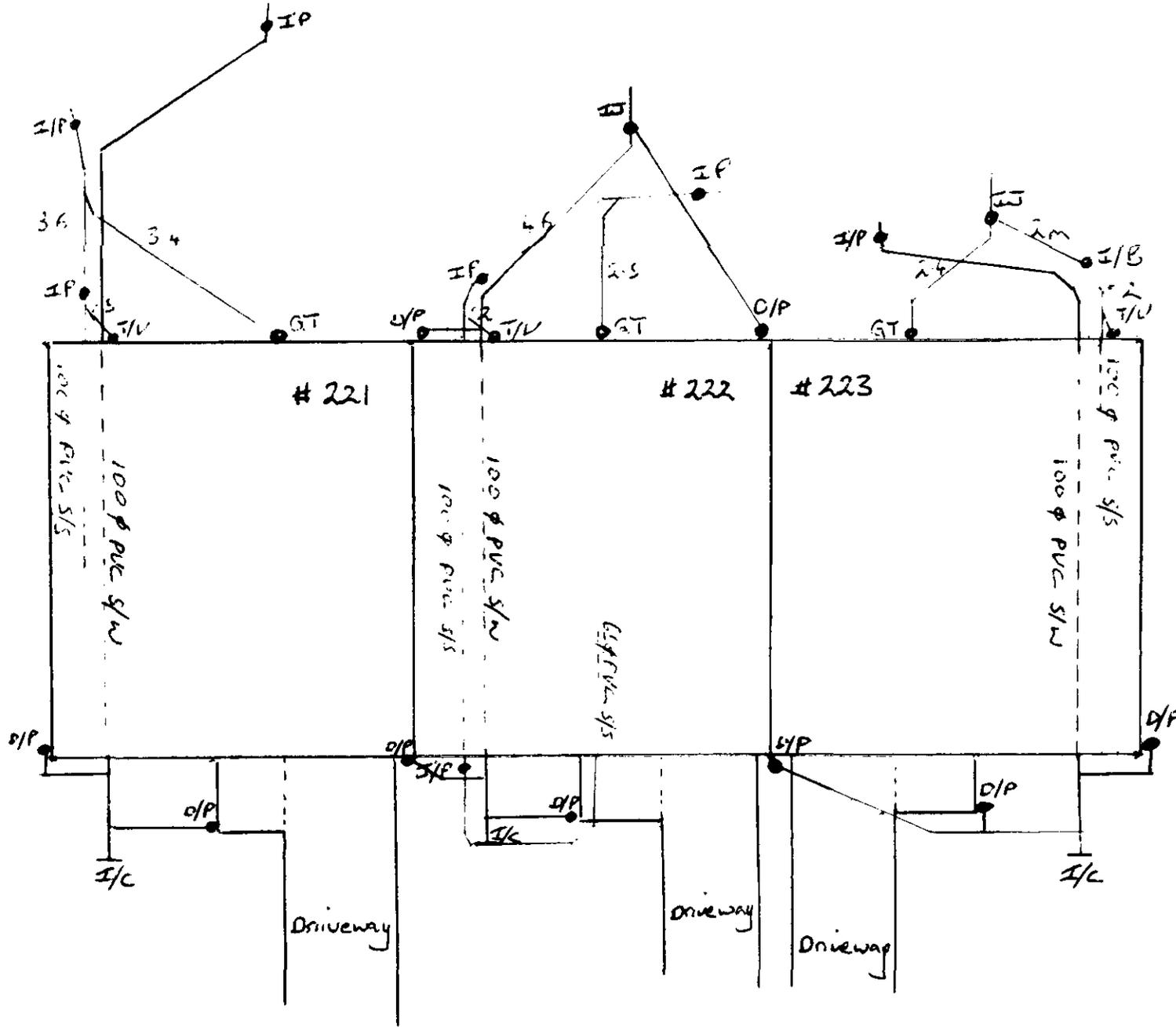
Group 30 184-190



P-S Burgess Drainages
rego # 11094

172 McLeod Rd, Prop #
Units 221, 222, 223

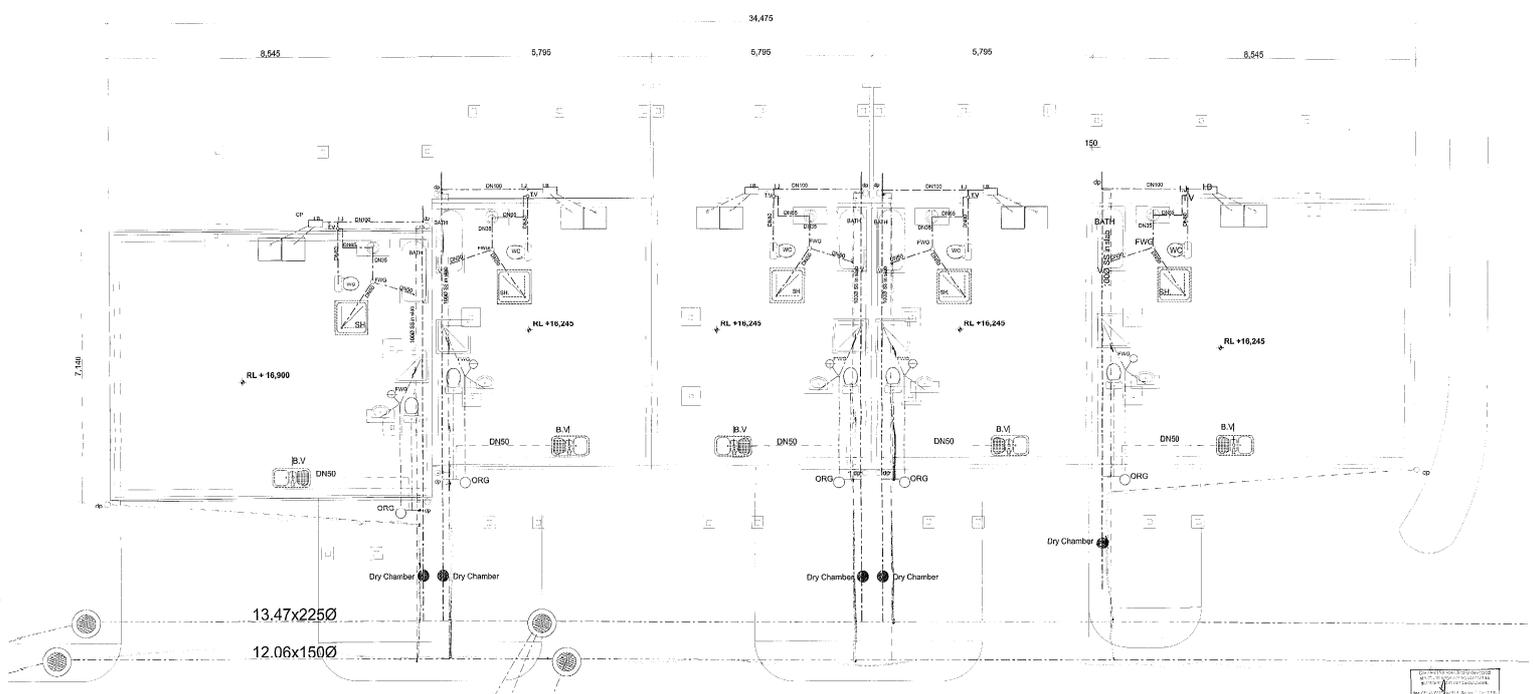
Group 25



Phil Tozer
21 AUG 2009

ENTERED

Com-2008-1329



**DRAINAGE PLAN
 GROUP 5 (UNITS H & I)**

13.54x2250
 19.94x1500



PLANS AND SPECIFICATIONS
 APPROVED BY
 SUBJECT TO CONDITIONS AND CHANGES
 ON BUILDING CONTRACT
 SIGNED: [Signature]
 AUTHORIZED OFFICER

NO.	REV.	DATE	DESCRIPTION/REVISIONS	BY

ST CLAIR PARK VILLAGE
 172 MOLEGO RD
 TE ARAU SOUTH

DRAWING TITLE
**DRAINAGE PLAN
 GROUP 5**

DATE: 12/08/2024
 SCALE: 1:20

GA56a

COM-2008-1814

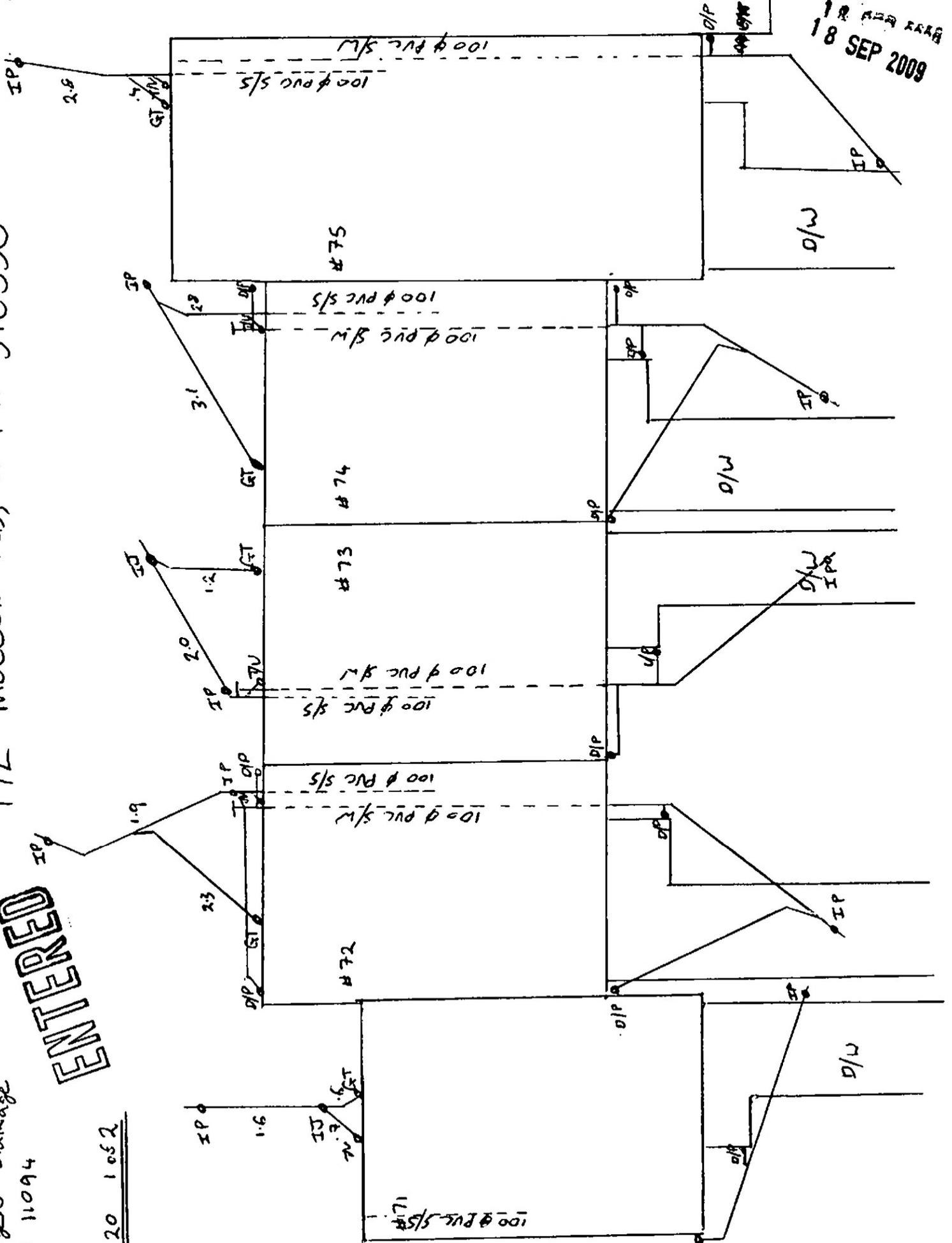
18 SEP 2009

172 MCLEOD RD, PROP # 310530

P.S Burgess Drainage
rego # 11094

Group 20 1052

ENTERED

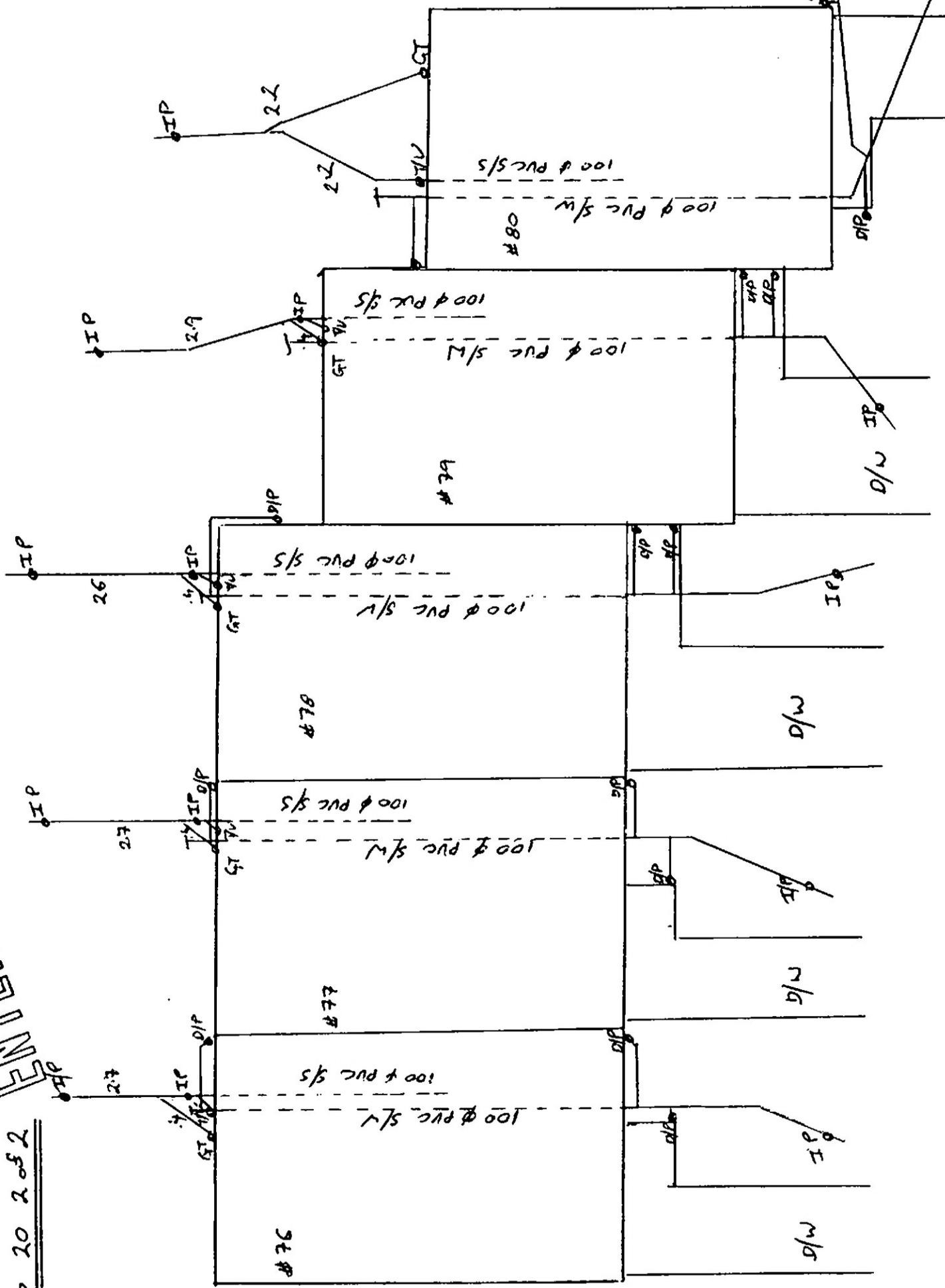


18 SEP 2009

P-S Burgess Drainage
Prop # 11094

ENTERED

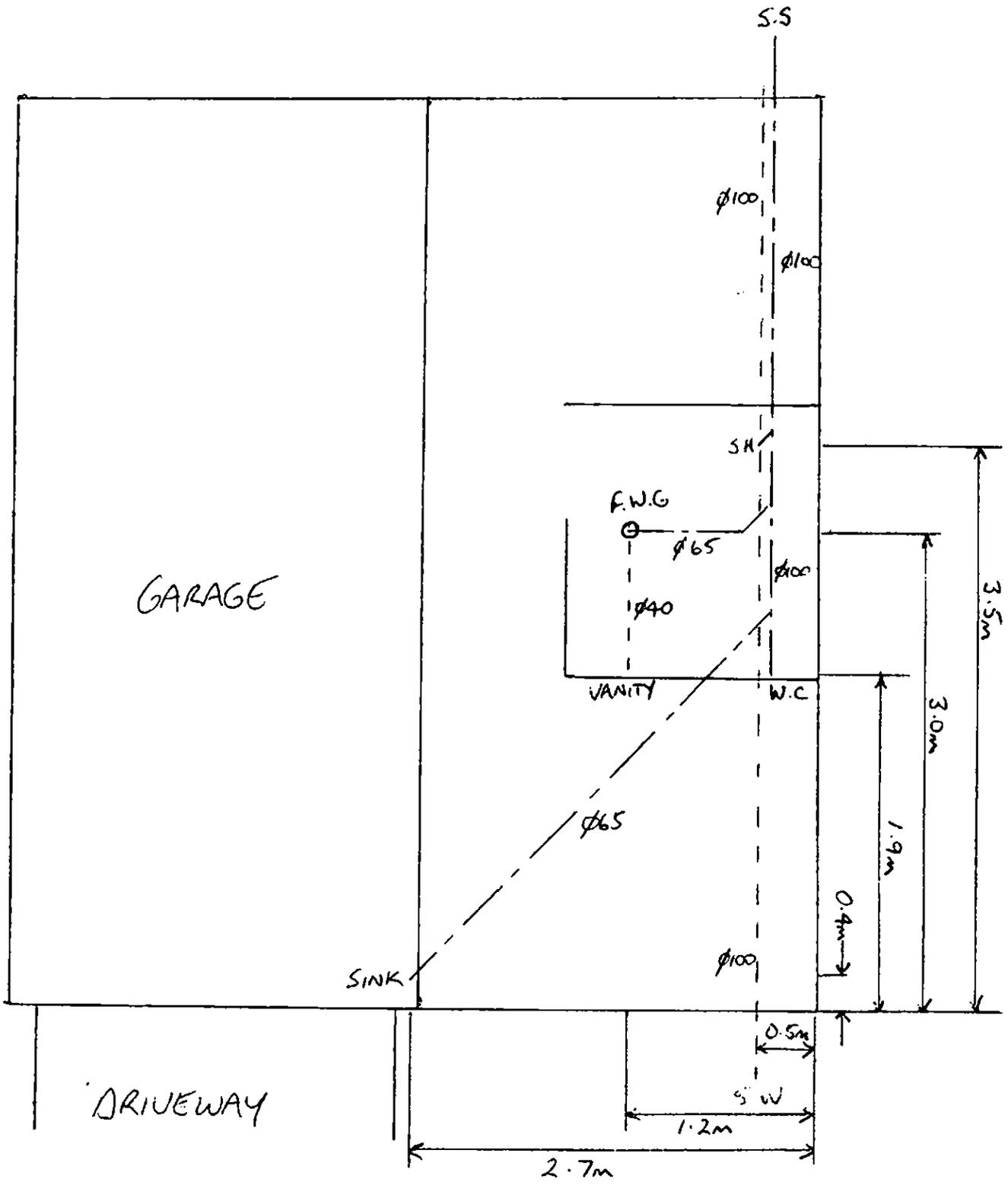
Group 20 2 of 2



SUBFLOOR PLAN - UNIT 72
166 MCLEOD ROAD
CONSENT NO: 2008-1814

ENTERED
18 SEP 2009

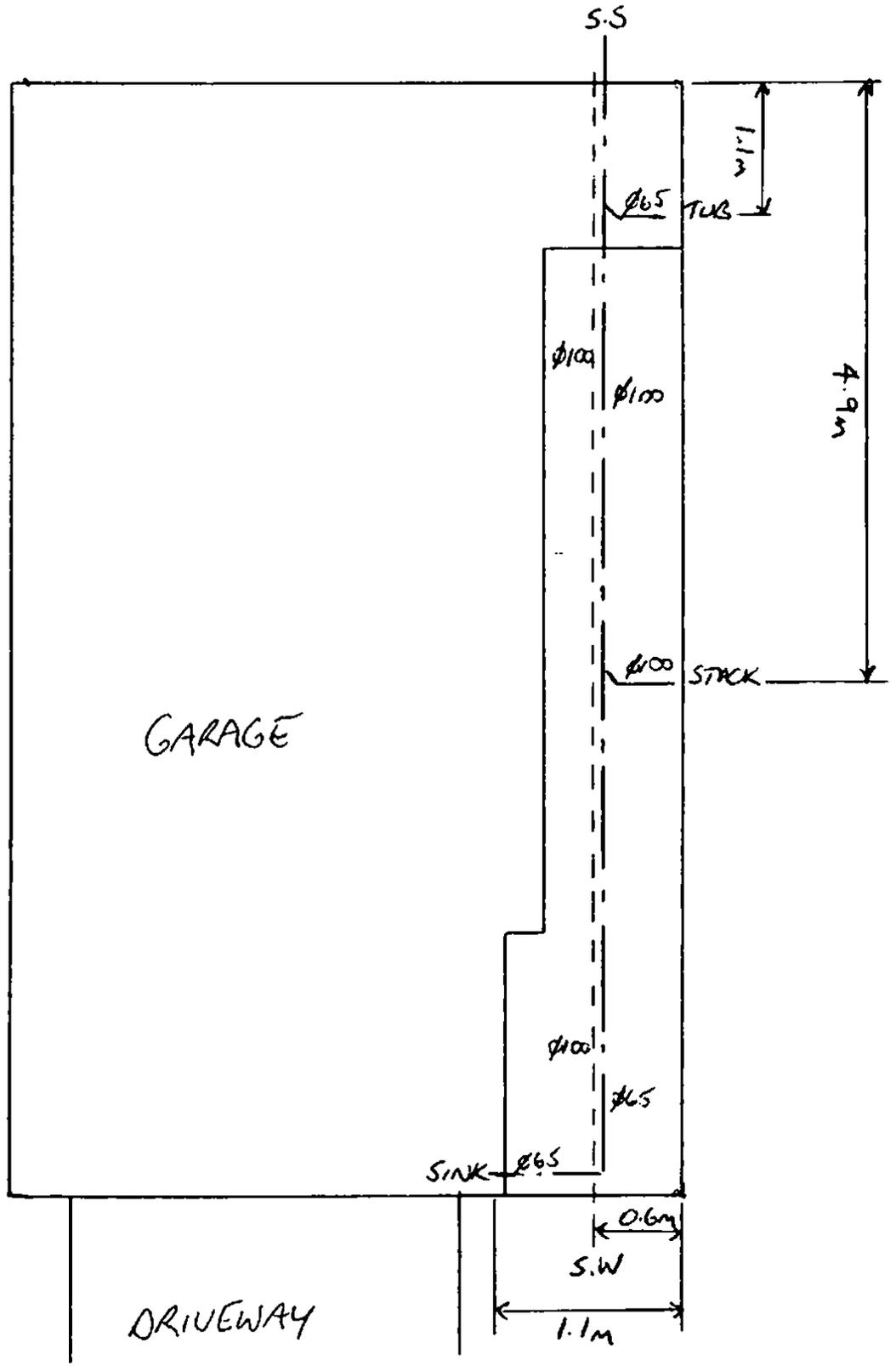
172 MCLEOD RD, PROP# 328917



SUBFLOOR PLAN - UNIT 76
MCLEOD ROAD
CONSENT NO: 2008-1814

18 SEP 2009
ENTERED

172 MCLEOD RD, PROP# 328921

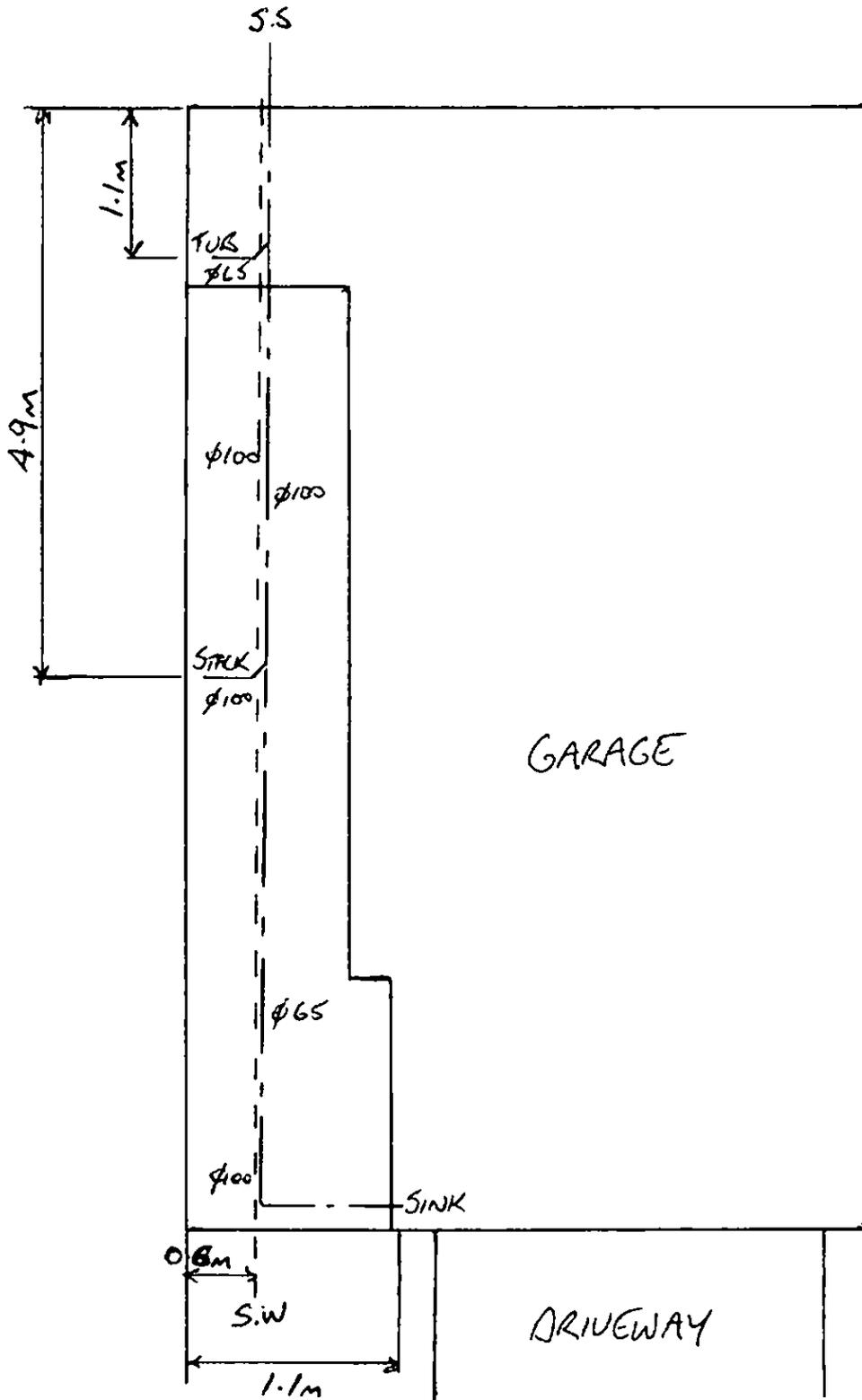


SUBFLOOR PLAN - UNIT 80
166 MCLEOD ROAD
CONSENT NO : 2008-1814

ENTERED

18 SEP 2009

172 MCLEOD RD, PROP # 328925



approx road level : 12.00

[Handwritten signature]

18-1-10

approx road level : 12.00

approx road level : 12.13

approx road level : 12.30

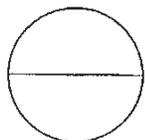
15109/09.

As Built DRAINAGE PLAN.

P Burgess

Consent No. 2007-12
2007-13

DRAIN layer : P. Burgess.

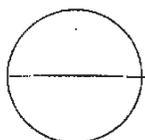
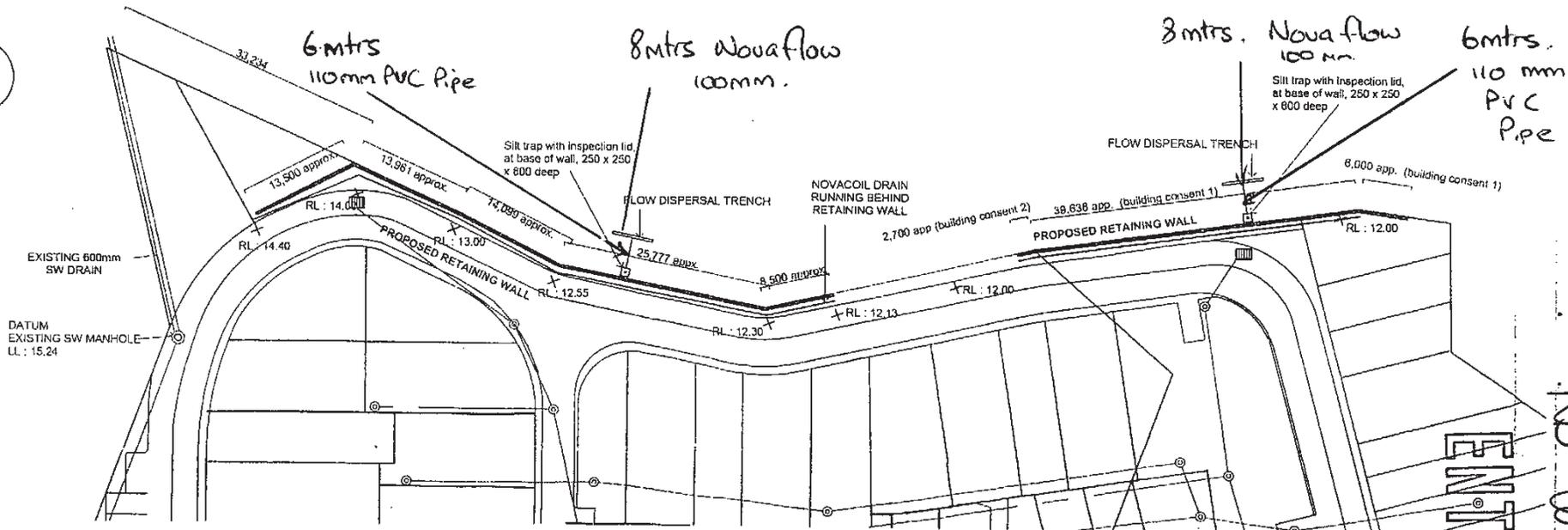


WALL ELEVATION

SCALE 1:250

(2007-12)

(2007-13)



DRAINAGE PLAN

SCALE 1:500

ENTERED

NO CONSENT-2007-12

2008-407

DRINKING WATER / P.S. Burgess / Range 11094

12

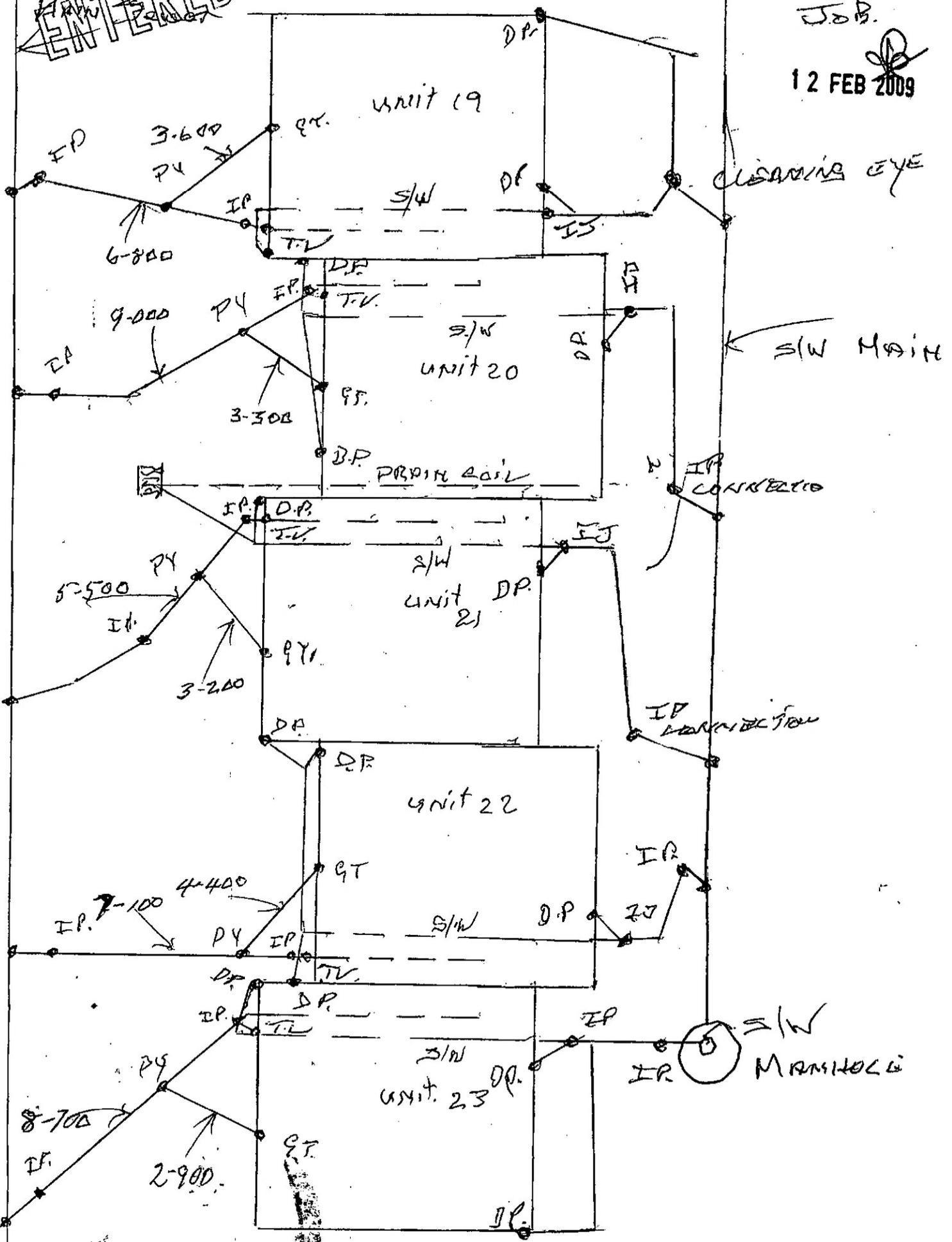
Box 556 Kumau.

ST. CLAIRE

ENTERED

JOB.

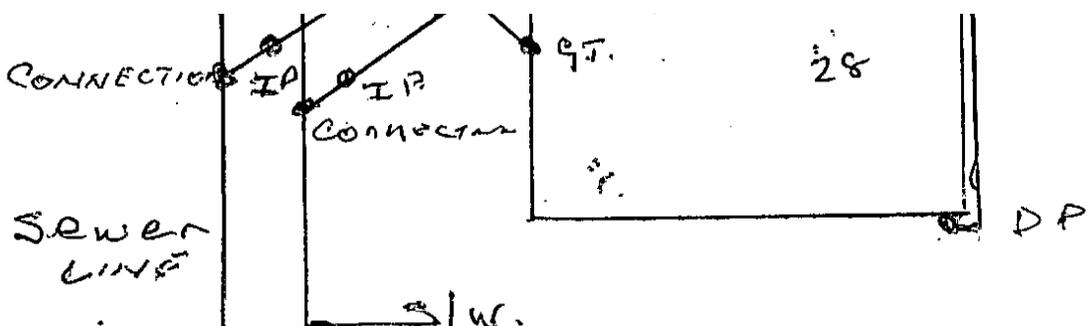
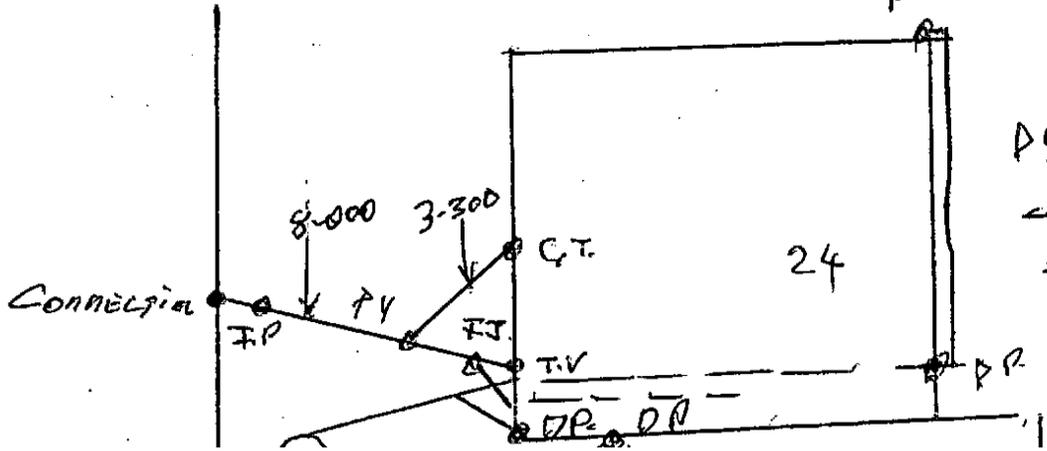
12 FEB 2009



PROPERTY KEY: 310530

ST. CLARENCE

DRINKING WATER
P.S. BURGESS
P.O. BOX KUMAR.

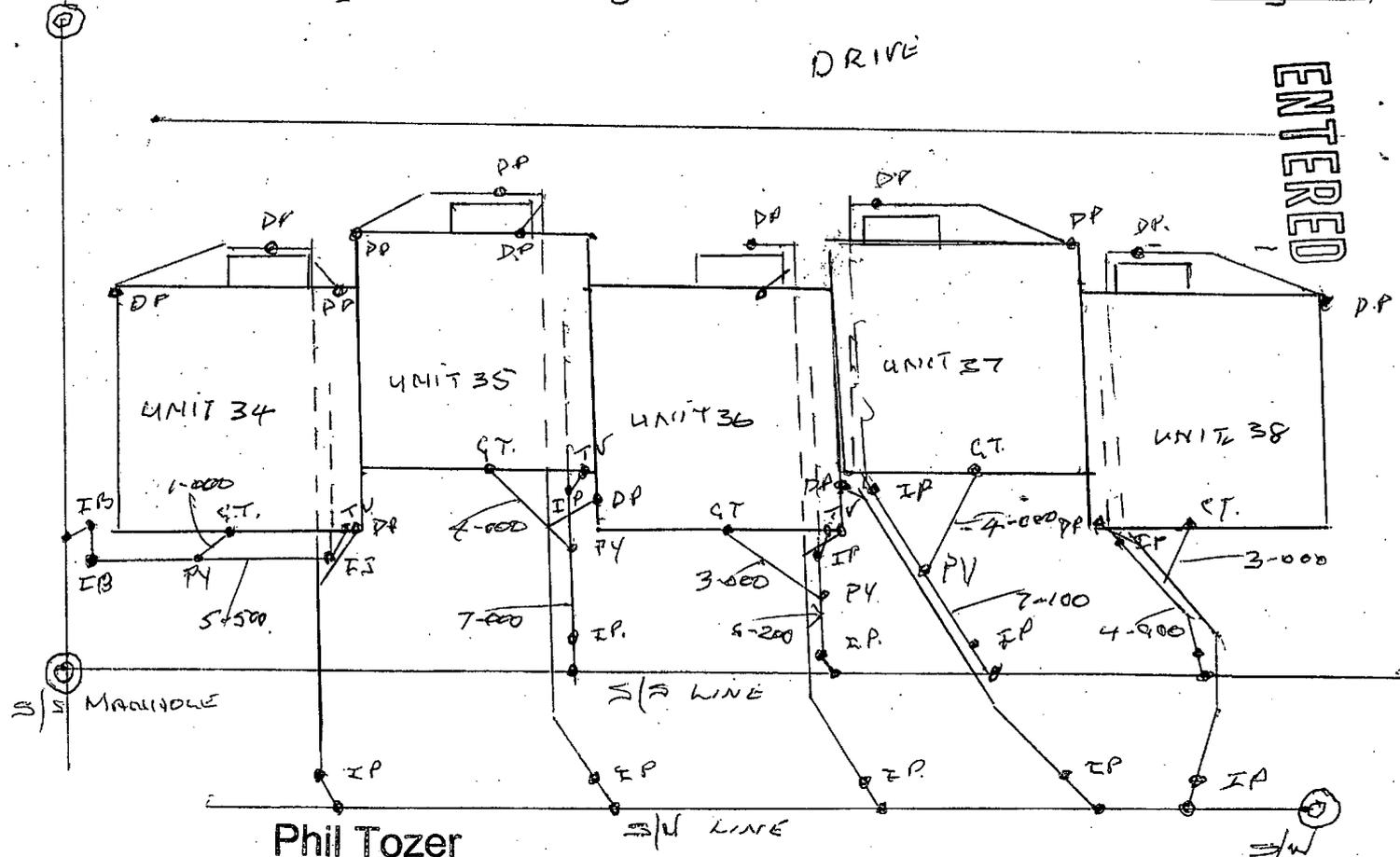


172 McLeod Road
DRAINLAYER P.S. BURGESS P.O. Box 558 KumuE - Repc 11094

DRIVE

ENTERED

COH-2008-515



Phil Tozer
10 FEB 2009

Property Key # 328454

Unit 16

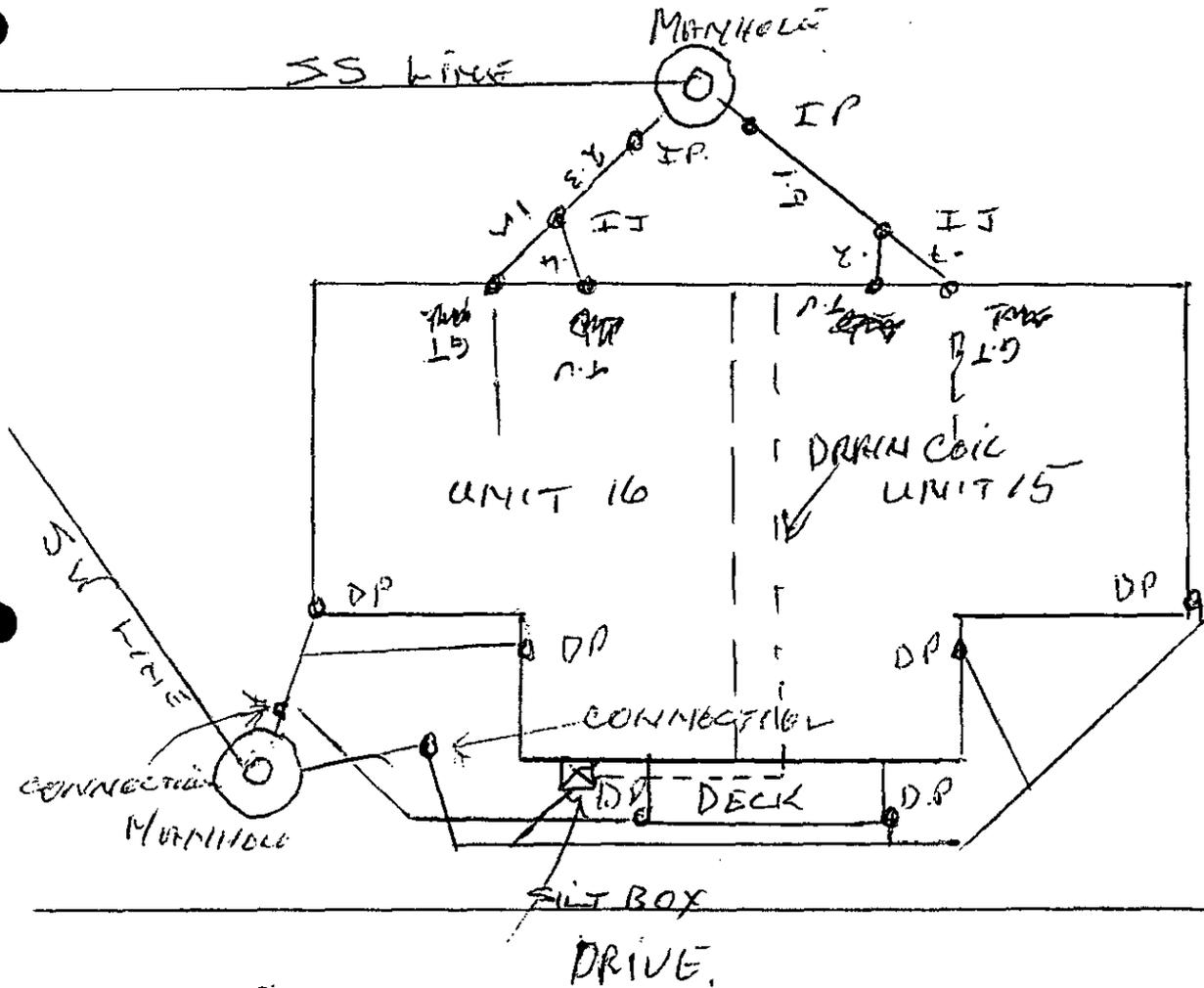
2007-207

[Signature]

ENTERED

P.S. Burgess / RBDG 11094

ADDRESS PO Box 556 Kuma.



ENTERED

Unit 17 2007-207
16

P. S. BURGESS

REPLY 11094

ADDRESS 586 PO BOX 536
Kumler

